



US Army Corps  
Of Engineers  
Wilmington District

# PUBLIC NOTICE

Issue Date: February 2, 2007  
Comment Deadline: March 5, 2007  
Corps Action ID #: SAW-2006-41496-043

The Wilmington District, Corps of Engineers (Corps) has received an application from Carolina Lakes Development Company seeking Department of the Army authorization to permanently fill 0.716 acres of wetlands and temporarily impact 2.75 acres of wetlands associated with the construction and installation of roads and utility lines to service a residential subdivision in Cameron, Harnett County, North Carolina.

Specific plans and location information are described below and shown on the attached plans. This Public Notice and all attached plans are also available on the Wilmington District Web Site at [www.saw.usace.army.mil/wetlands](http://www.saw.usace.army.mil/wetlands)

**Applicant:** Carolina Lakes Development Company  
Attn: Mr. Bruce Blackmon  
P.O. Box 2284  
Matthews, NC 28106-2284

**AGENT (if applicable):** Water Oak  
Attn: Mr. Michael Wolfe  
301 Water Oak Lane  
Matthews, NC 28104-7394

## Authority

The Corps will evaluate this application and decide whether to issue, conditionally issue, or deny the proposed work pursuant to applicable procedures of Section 404 of the Clean Water Act (CWA).

## Location

The Property is adjacent to Little Bridge Branch (Carolina Lake) and is east of Buffalo Lakes Road, adjacent to and east of Carolina Lakes subdivision, northeast of Spout Springs, Harnett County, North Carolina (latitude 35.27714 and longitude -79.04351).

Little Bridge Branch (Carolina Lake) is a tributary of Reedys Swamp, a tributary of Jumping Run Creek, a tributary of the Lower Little River, a tributary of the Cape Fear River, which is a navigable water of the US.

## **Existing Site Conditions**

This property is known as Block T of Carolina Lakes and is approximately 142 acres of mostly a Pine/ Scrub Oak Sandhill community (Shafale and Weakley, 1990) consisting of longleaf pine, turkey oak, blackjack oak and wiregrass. There is an isolated wetland located in the southwest corner of the property and the jurisdictional wetlands are located throughout the property. The property is surrounded by Carolina Lake to the north, Carolina Lakes subdivision to the west and undeveloped land to the south and east.

The property has been modified in the past by cuts and grading for dirt roadways used for initial development, forestry practices and access roads used to service a sewage treatment operation adjoining the southeast boundary of the property. The initial development includes the development of this tract and other adjacent tracts. The development had been permitted in 1995 utilizing Nationwide Permit's 26 (Action ID# 199502883) to discharge fill material into 5.1 acres of wetland and temporarily impact 4.99 acres of wetland for the installation of sewer lines. Under the above verification, 0.33 acres of wetlands has been impacted from the road construction.

## **Applicant's Stated Purpose**

The purpose of the project is to provide needed additional residential housing options.

## **Project Description**

This project area is known as Section T of Carolina Lakes. The project involves the development of a residential subdivision consisting of 211 lots for single family homes. The development is an expansion of the existing Carolina Lakes subdivision and will be accessed by a road named Coachman Way.

This development was part of a larger project and was to be constructed along with Carolina Hills and Section S of Carolina Lakes. The project was permitted in 1995, utilizing Nationwide Permit 26 (Action ID# 199502883) to discharge fill material into 5.1 acres of wetlands and temporarily impact 4.99 acres of wetlands for the installation of sewer lines. Carolina Hills and Section S of Carolina Lakes were constructed, and comprised the majority of the wetland impacts (approximately 4 acres). Section T was not fully developed and the permit expired. In Section T, a portion of the roads were constructed in accordance with the Nationwide Permit 26 verification, resulting in 0.33 acres of wetland impacts.

As proposed, the remainder of the road construction will require the permanent fill of 0.716 acres of wetlands and the utility line installation will temporarily impact 2.75 acres of wetlands. The project is planned to be constructed in accordance with the 1995 plan. Detailed plan sheets are available on the Wilmington District Web Site at [www.saw.usace.army.mil/wetlands](http://www.saw.usace.army.mil/wetlands).

## **Other Required Authorizations**

This notice and all applicable application materials are being forwarded to the appropriate State agencies for review. The Corps will generally not make a final permit decision until the North Carolina Division of Water Quality (NCDWQ) issues, denies, or waives State certification required by Section 401 of the Clean Water Act (PL 92-500). The receipt of the application and this public notice combined with appropriate application fee at the North Carolina Division of Water Quality central office in Raleigh will constitute initial receipt of an application for a 401 Water Quality Certification. A waiver will be deemed to occur if the NCDWQ fails to act on this request for certification within sixty days of the date of the receipt of this notice in the NCDWQ Central Office. Additional information regarding the Clean Water Act certification may be reviewed at the NCDWQ Central Office, 401 Oversight and Express Permits Unit, 2321 Crabtree Boulevard, Raleigh, North Carolina 27604-2260. All persons desiring to make comments regarding the application for certification under Section 401 of the Clean Water Act should do so in writing delivered to the North Carolina Division of Water Quality (NCDWQ), 1650 Mail Service Center, Raleigh, North Carolina 27699-1650 Attention: Mr. John Hennessy (NC Department of Transportation projects) or Ms Cyndi Karoly by February 26, 2007

## **Essential Fish Habitat**

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The Corps' initial determination is that the proposed project will not adversely impact EFH or associated fisheries managed by the South Atlantic or Mid Atlantic Fishery Management Councils or the National Marine Fisheries Service.

## **Cultural Resources**

The Corps has consulted the latest published version of the National Register of Historic Places and is not aware that any registered properties, or properties listed as being eligible for inclusion therein are located within the project area or will be affected by the proposed work. Presently, unknown archeological, scientific, prehistoric, or historical data may be located within the project area and/or could be affected by the proposed work.

## **Endangered Species**

The Corps has reviewed the project area, examined all information provided by the applicant and consulted the latest North Carolina Natural Heritage Database. Based on available information, the Corps is not aware of the presence of species listed as threatened or endangered or their critical habitat formally designated pursuant to the Endangered Species Act of 1973 (ESA) within the project area. A final determination on the effects of the proposed project will be made upon additional review of the project and completion of any necessary biological assessment and/or consultation with the U.S. Fish and Wildlife Service and/or National Marine Fisheries Service.

## **Evaluation**

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values (in accordance with Executive Order 11988), land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving the discharge of dredged or fill materials in waters of the United States, the evaluation of the impact of the activity on the public interest will include application of the Environmental Protection Agency's 404(b)(1) guidelines.

## **Commenting Information**

The Corps of Engineers is soliciting comments from the public; Federal, State and local agencies and officials, including any consolidate State Viewpoint or written position of the Governor; Indian Tribes and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing shall be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

Written comments pertinent to the proposed work, as outlined above, will be received by the Corps of Engineers, Wilmington District, until 5pm, March 5, 2007. Comments should be submitted to Ronnie Smith at P.O. Box 1890, Wilmington, NC 28403.

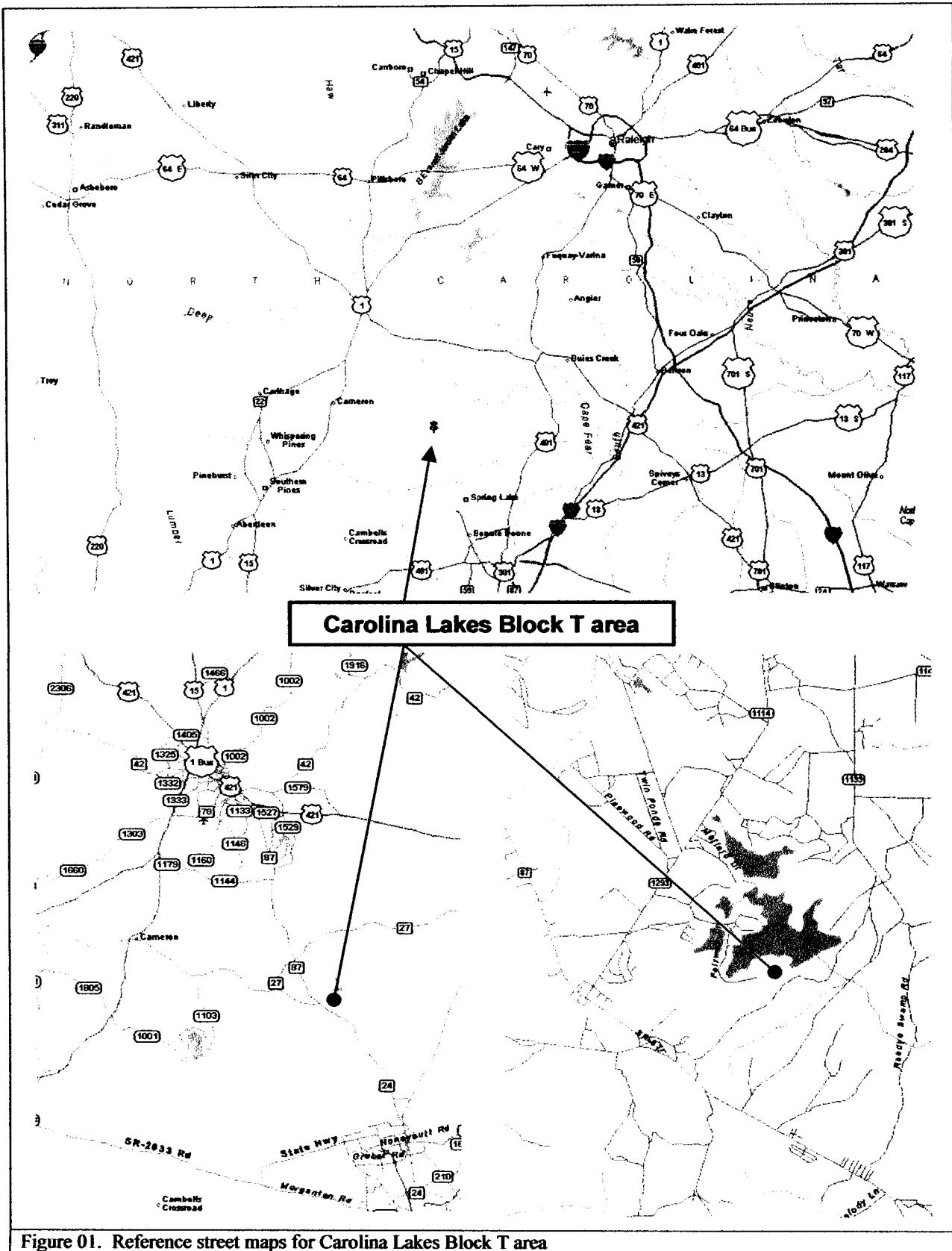


Figure 01. Reference street maps for Carolina Lakes Block T area

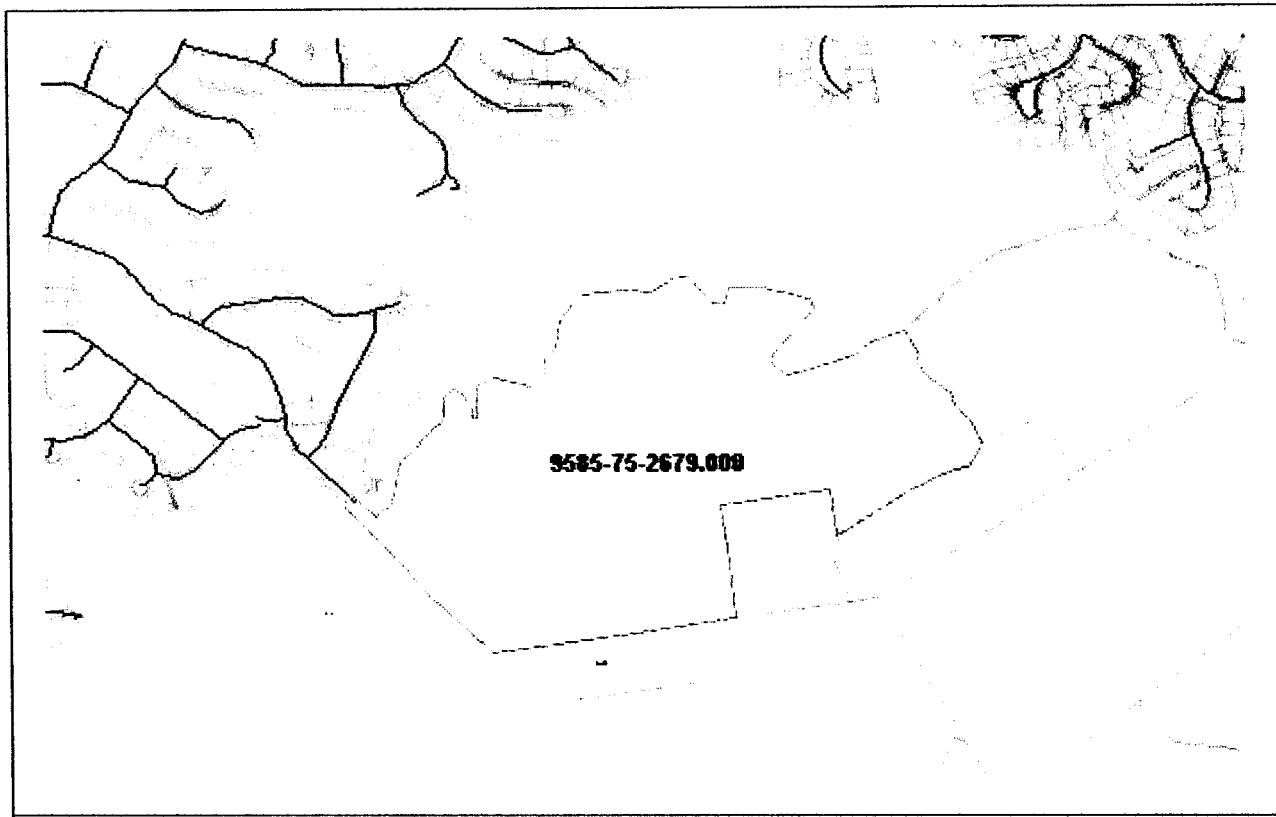


Figure 03. Parcel layout of Carolina Lakes Block T (from Harnett County GIS Department website)

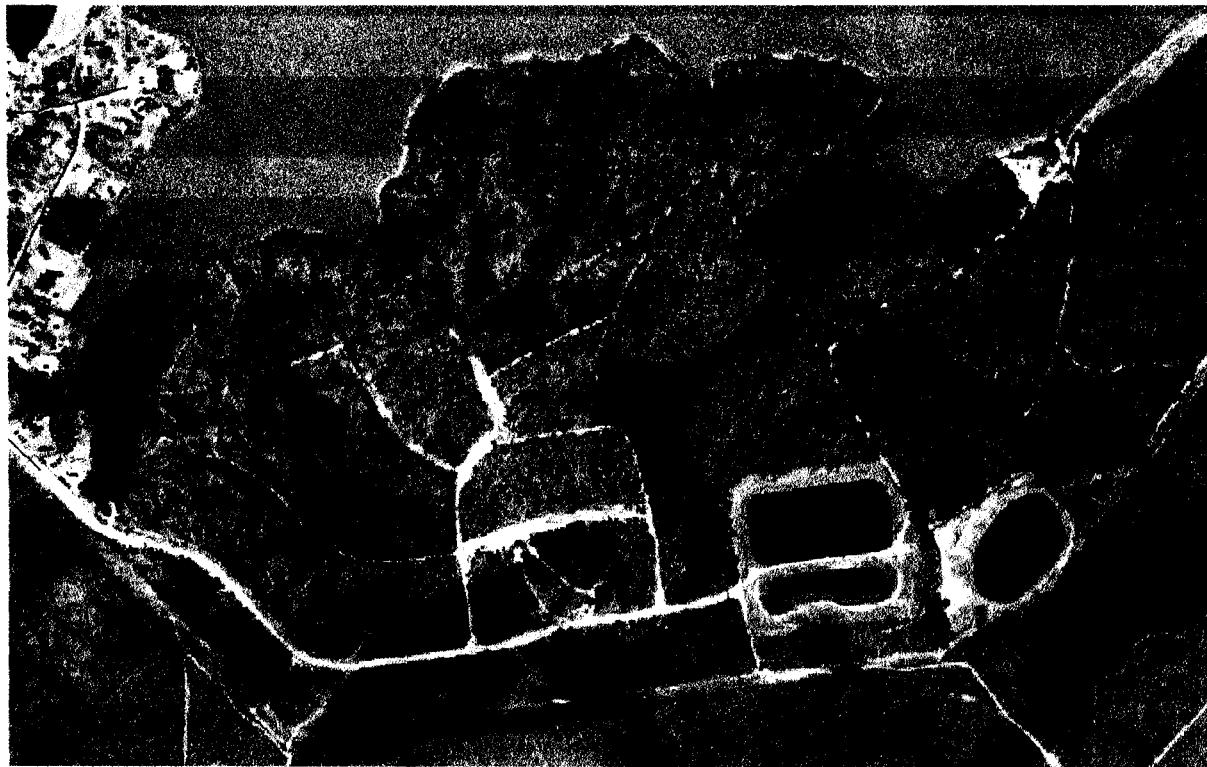


Figure 04. 2005 aerial photo of Carolina Lakes Block T (from Harnett County GIS Department website)

**Carolina Lakes \ Carolina Hills  
Wetlands Delineation  
Barbecue TWP, Harnett County, North Carolina**

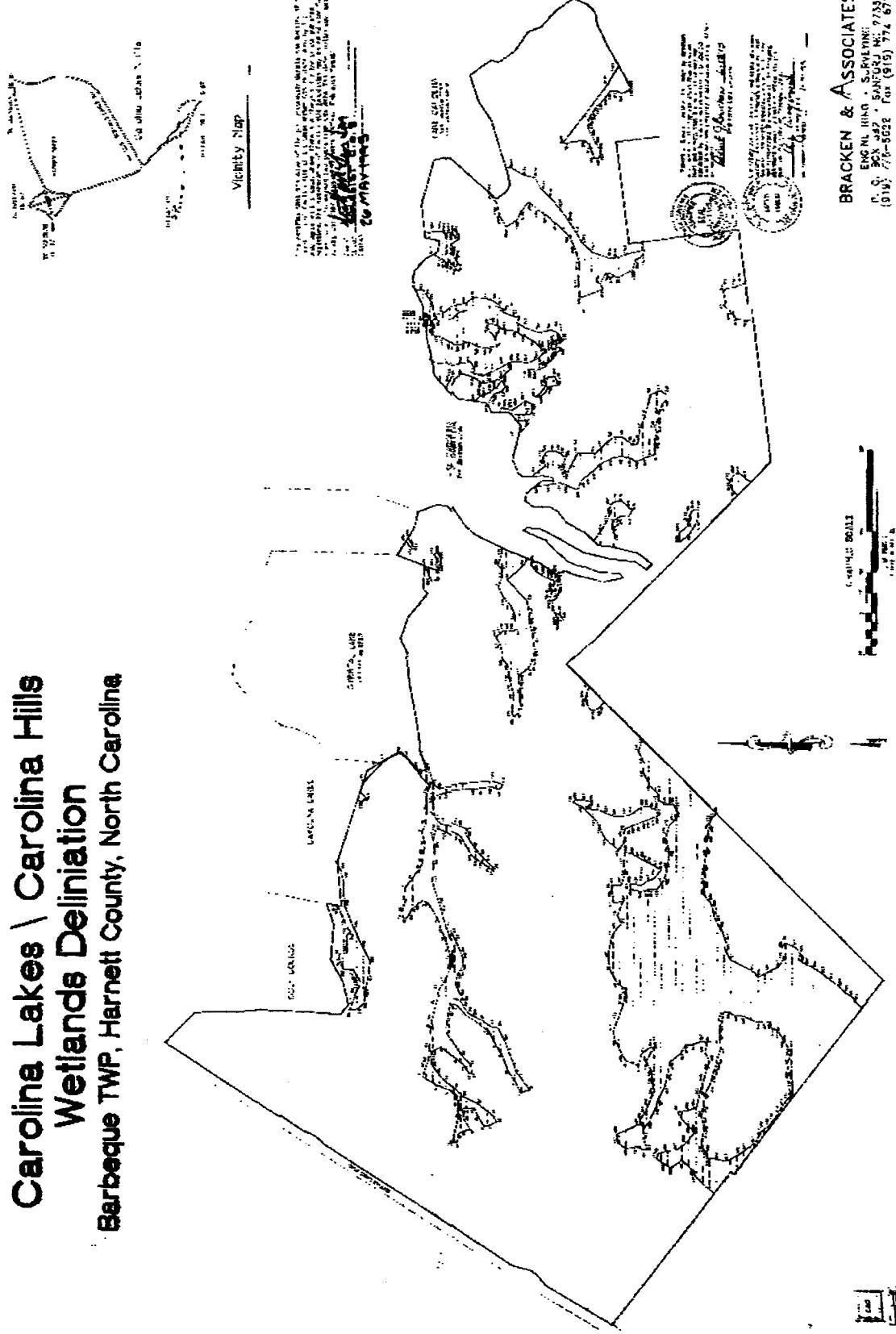


Figure 05. 1995 USACE verified, land surveyed, wetlands boundaries for Carolina Lakes Block T and adjoining parcels

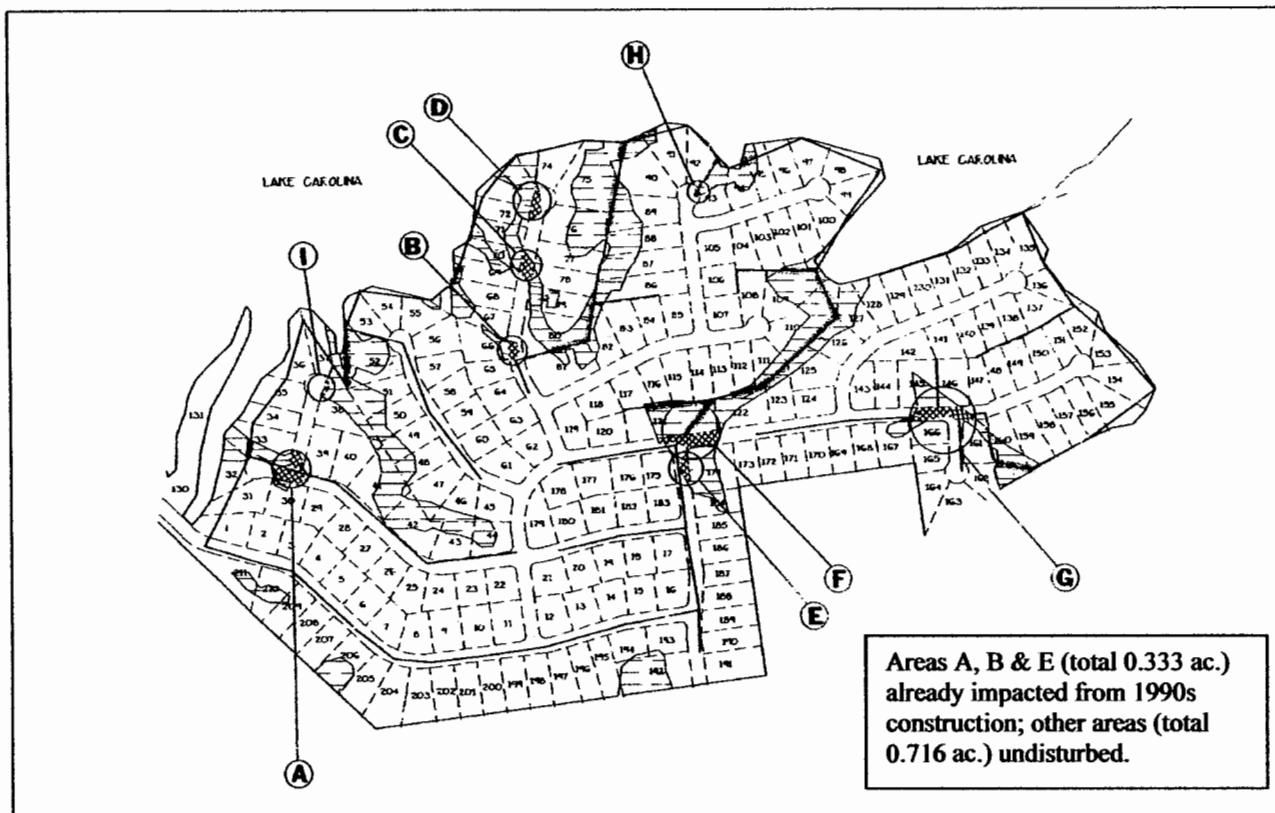


Figure 06. Permanent (i.e., road construction) wetland impact areas (A-H) at Carolina Lakes Block T

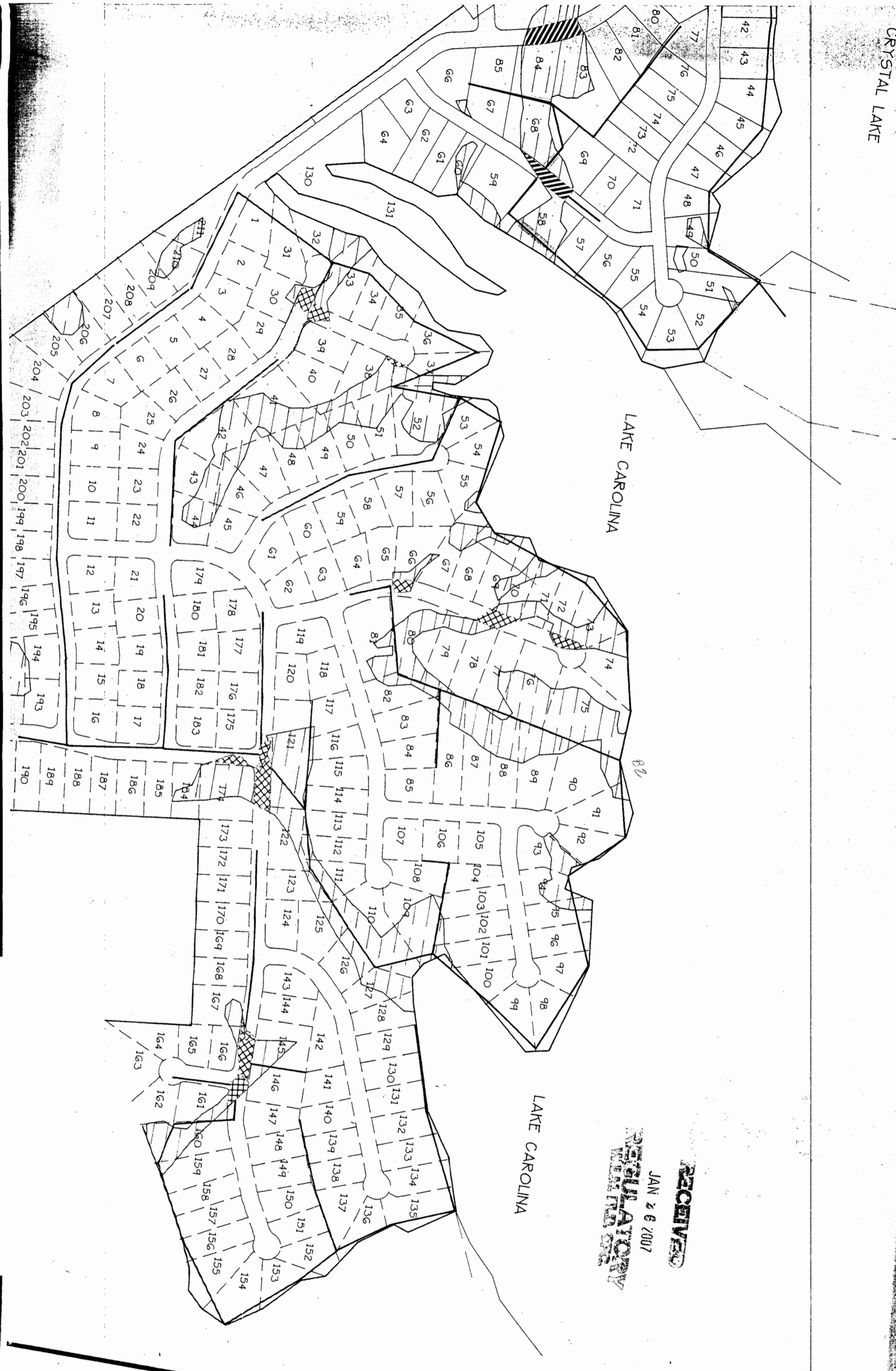


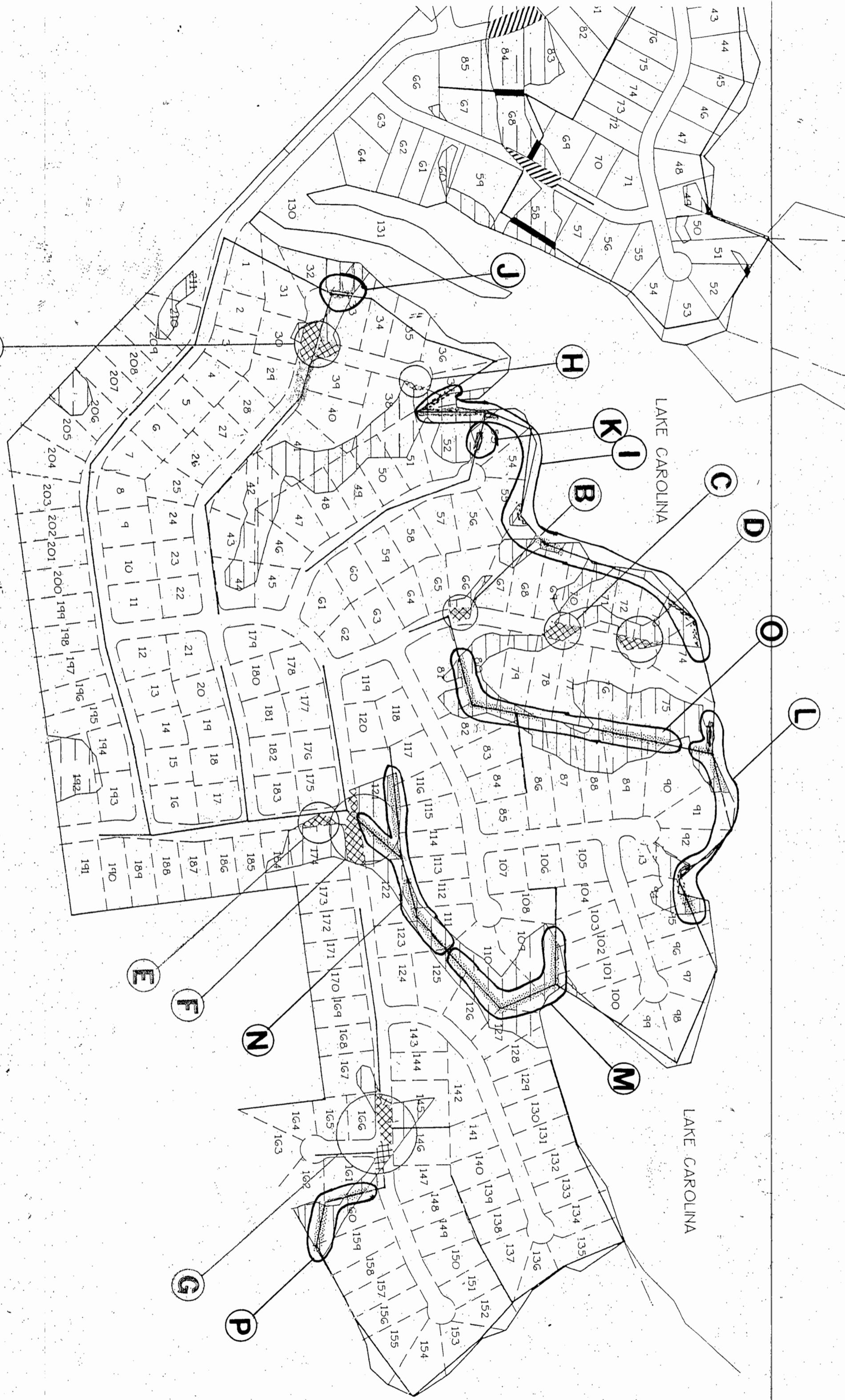
Figure 07. USGS topo modified to show 1995 wetland boundaries (used for GPS verification of current conditions)

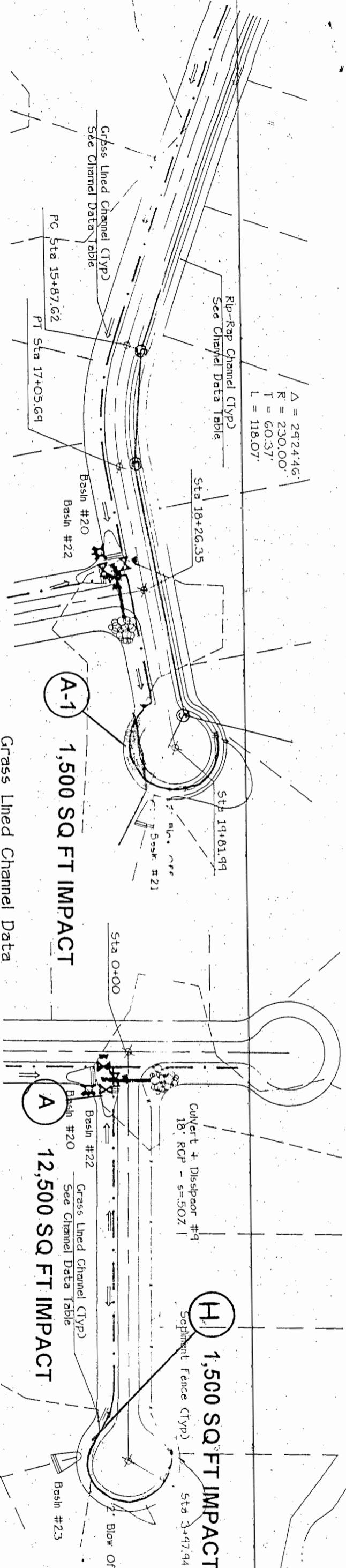
## CRYSTAL LAKE

21

JAN 26 2007  
REGULATORY  
AGENCY  
RECEIVED







**Carolina Lakes Block 'T'  
Roads-Water-Sewer-Erosion Control  
Spring Forest St. 13+00 to 19+82**

Spring Forest Sta 13+00 to 19+82  
Inlet. View Court Sta 0+00 to 3+98

**BRACKEN & ASSOCIATES**  
Engineering & Surveying  
PO Box 532 Sanford, N. C. 27330  
Office (919) 776-5622  
Fax (919) 774-2212

Grade = -2.87%

Sta	18+26.35
Elev	238.46

Grade = 0.77%

Sta	19+81.99
Elev	233.99

Grade = -4.55%

Sta	0+00
Elev	238.46

VPI Sta 2+00  
Elev 240.00  
L=200'  
K=37.59

Grade = -2.87%

Sta	3+97.94
Elev	230.99

B: PVC SS Line (Typ)  
For Reference Only

G: PVC Water Line

C: PVC Water Line

Existing Grade

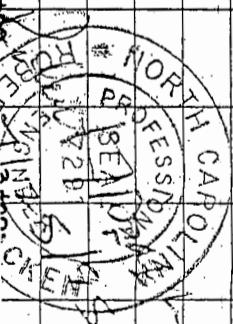
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Existing Grade

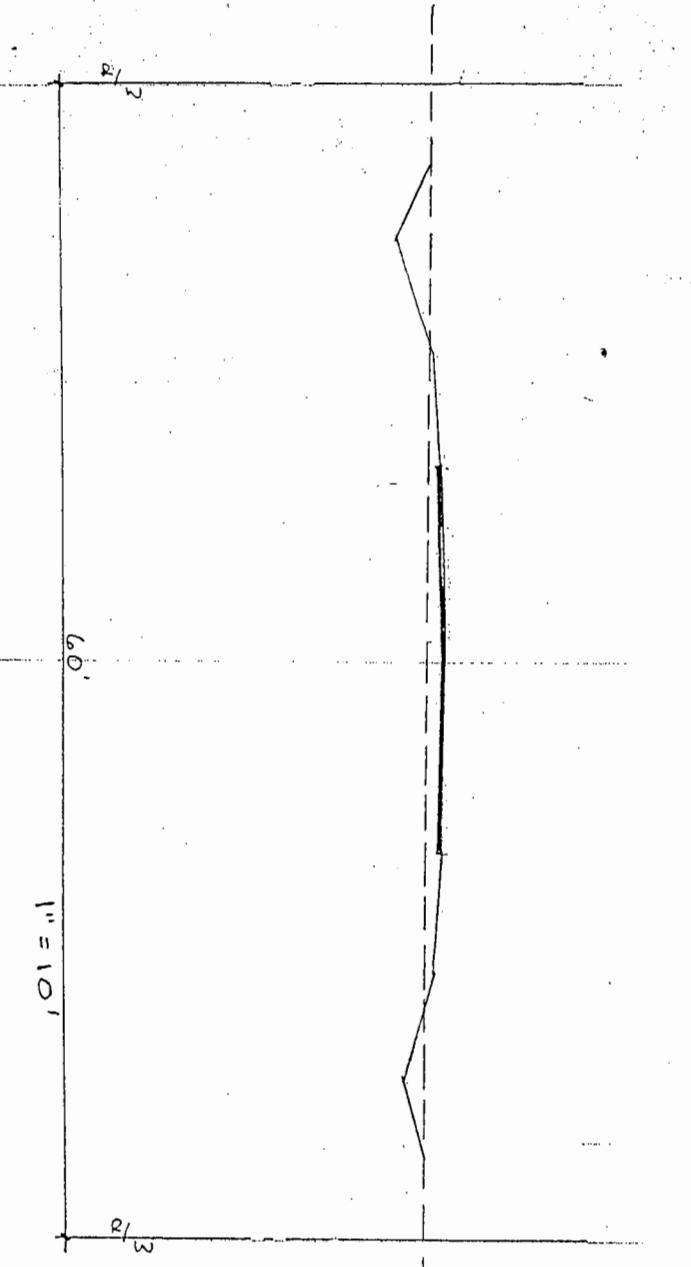
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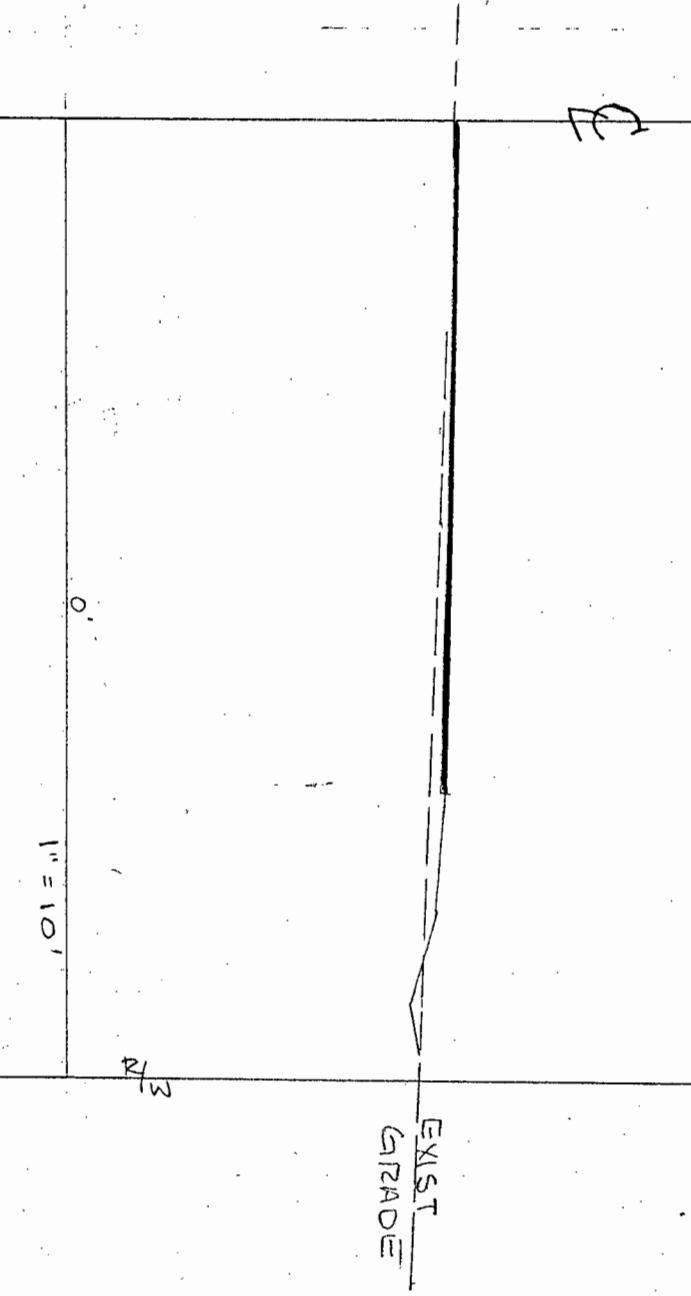
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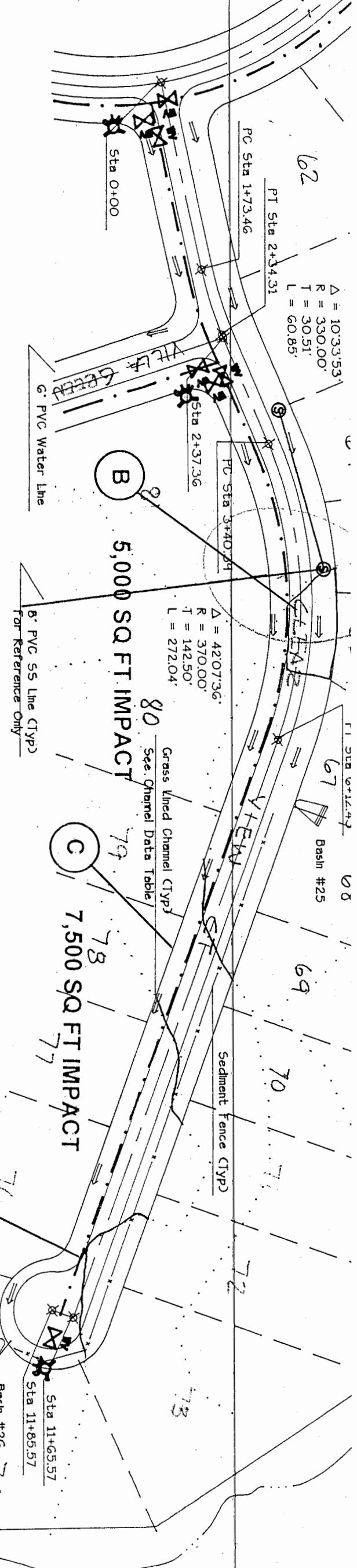
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STATION 18+00



STATION 4+00 @  
CUL-DE-SAC  
STATION 19+50 @  
CUL-DE-SAC

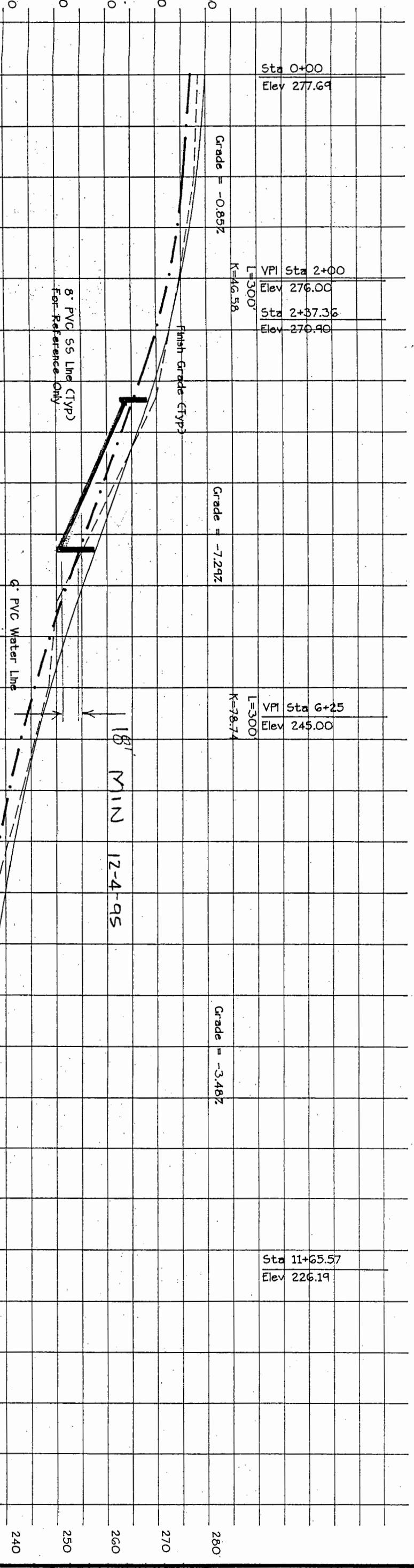


**Grass Lined Channel Data**

Sta	X-Sec	Minimum Temp Lining
0+00 to 2+37 R	L V	Jute Net Jute Net
2+37 to 6+25 R	L T b=2.0' T b=2.0'	Single Fiberglass Roving Double Fiberglass Roving
6+25 to 11+86 R	V	Straw w/ Net

**Clear View Court Sta 0+00 to 11+86**

Plan + Profile Scale: Horizontal 1' = 50', Vertical 1' = 10'



**BRACKEN & ASSOCIATES**  
Engineering & Surveying  
PO Box 532 Sanford, N.C. 27330  
Office (919) 776-5622  
Fax (919) 774-6717

**Carolina Lakes Block 'T'**  
Roads-Water-Sewer-Erosion Control  
Clear View Court Sta 0+00 to 11+86

17 Jul 95 Chuck  
4:30 PM  
R = 330.00'  
T = 30.51'  
L = 60.85'

**C11**

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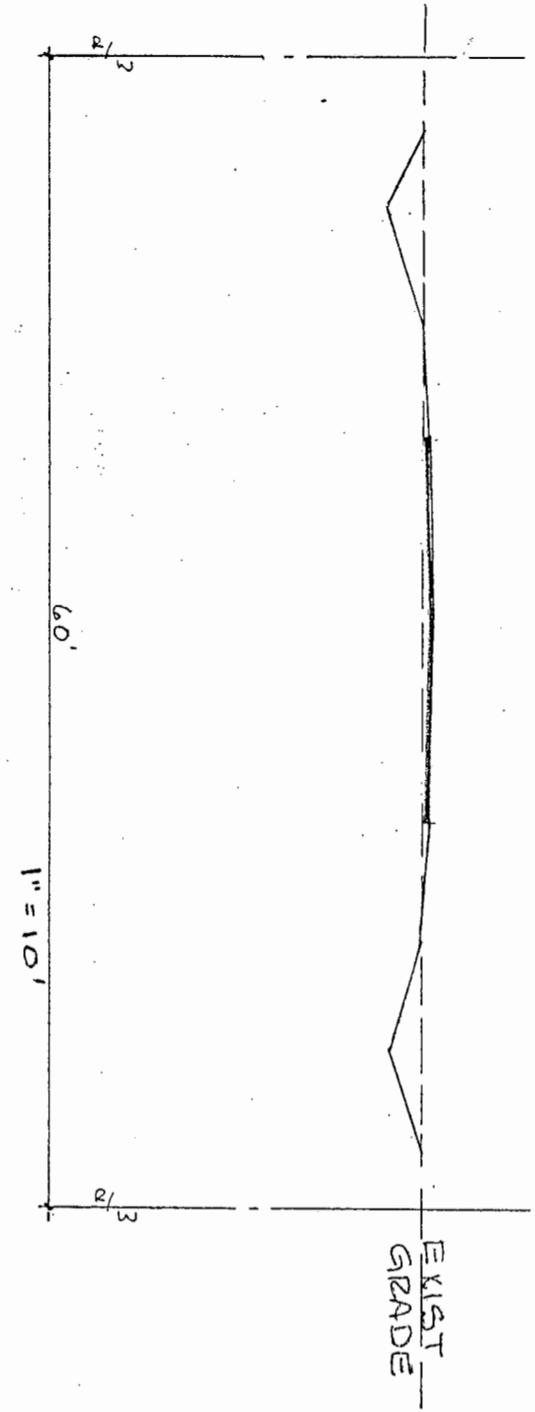
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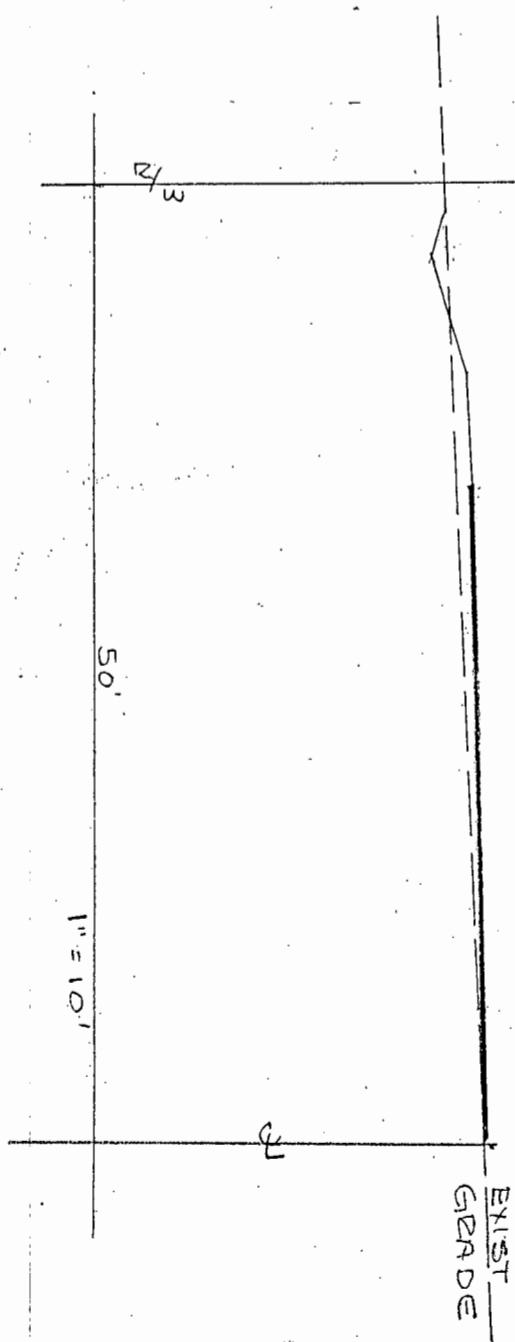
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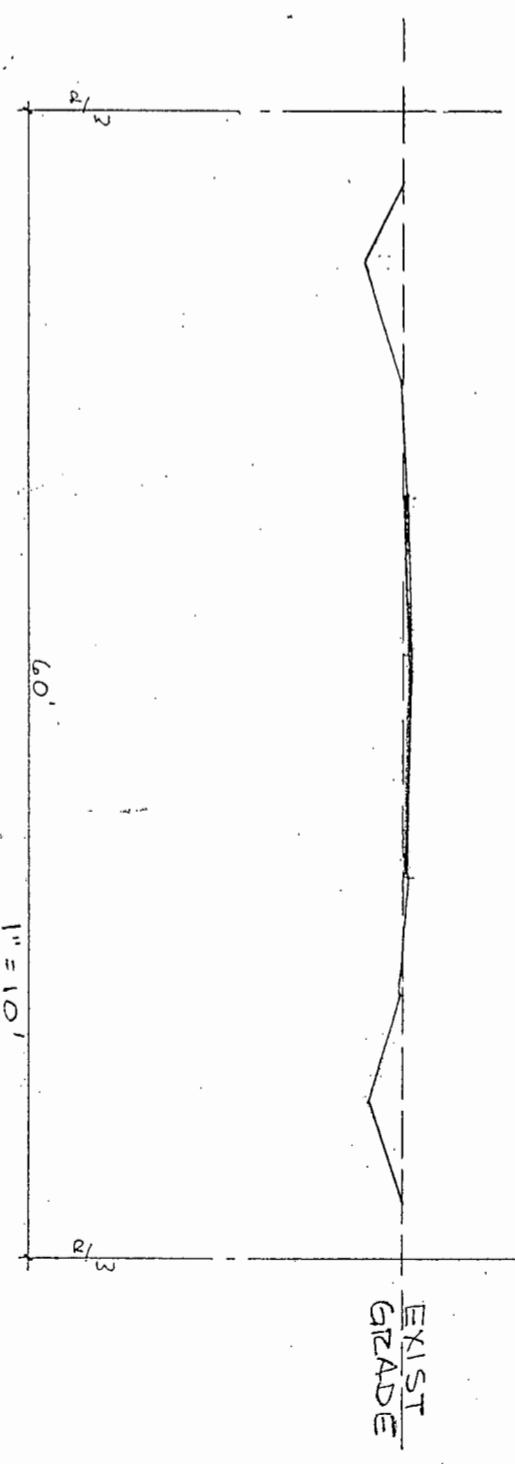
STATION 7+00



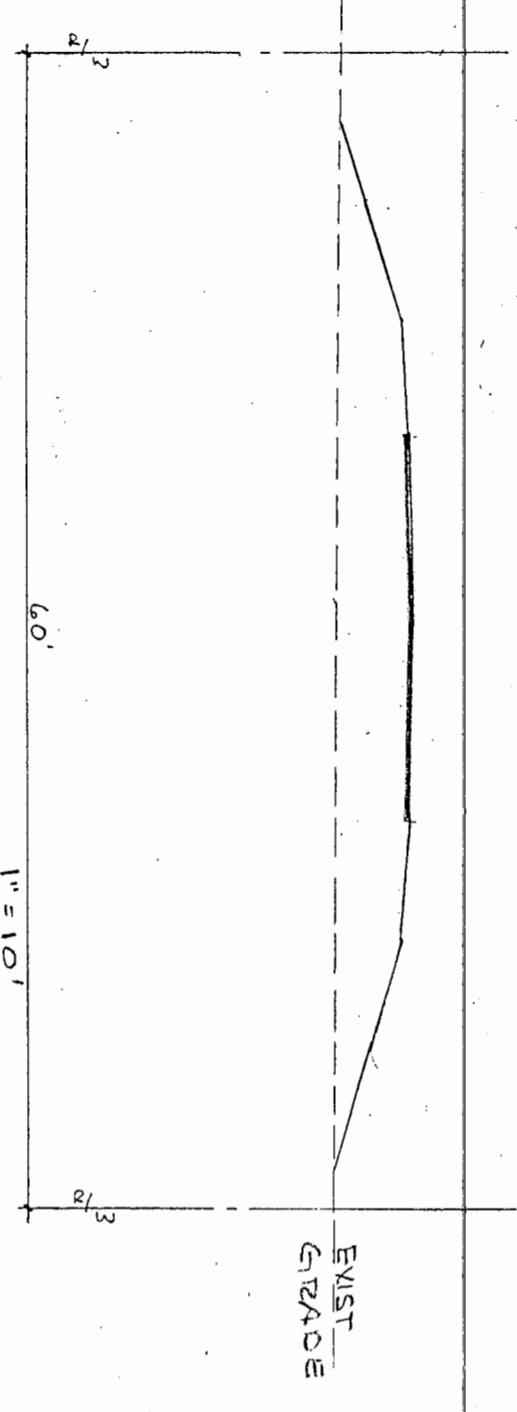
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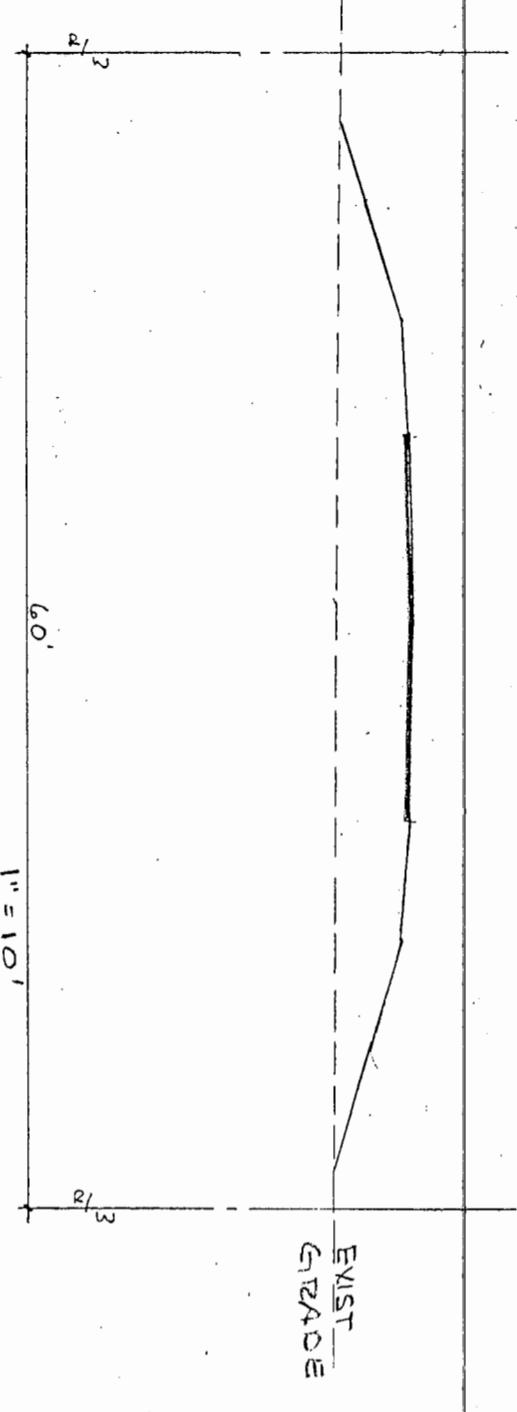
STATION 9+00



STATION 8+00



STATION 5+00



EXIST  
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8' PVC SS Line (Typ)  
For Reference Only

6' PVC Water Line  
For Reference Only

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M  
17 Jul 95 Chuck  
4 Dec 95

103 PT Sta 2+23.37 194

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Sta 6+84.47

Basin #8

Sta 10+34.47

Basin #18

Basin #19

Basin #10 Sta 3+11.71

Basin #17

Basin #3

Basin #16

Basin #15

Basin #14

Sta 0+00

PC Sta 1+89.99

PC Sta 4+61.10

PC Sta 4+92.48

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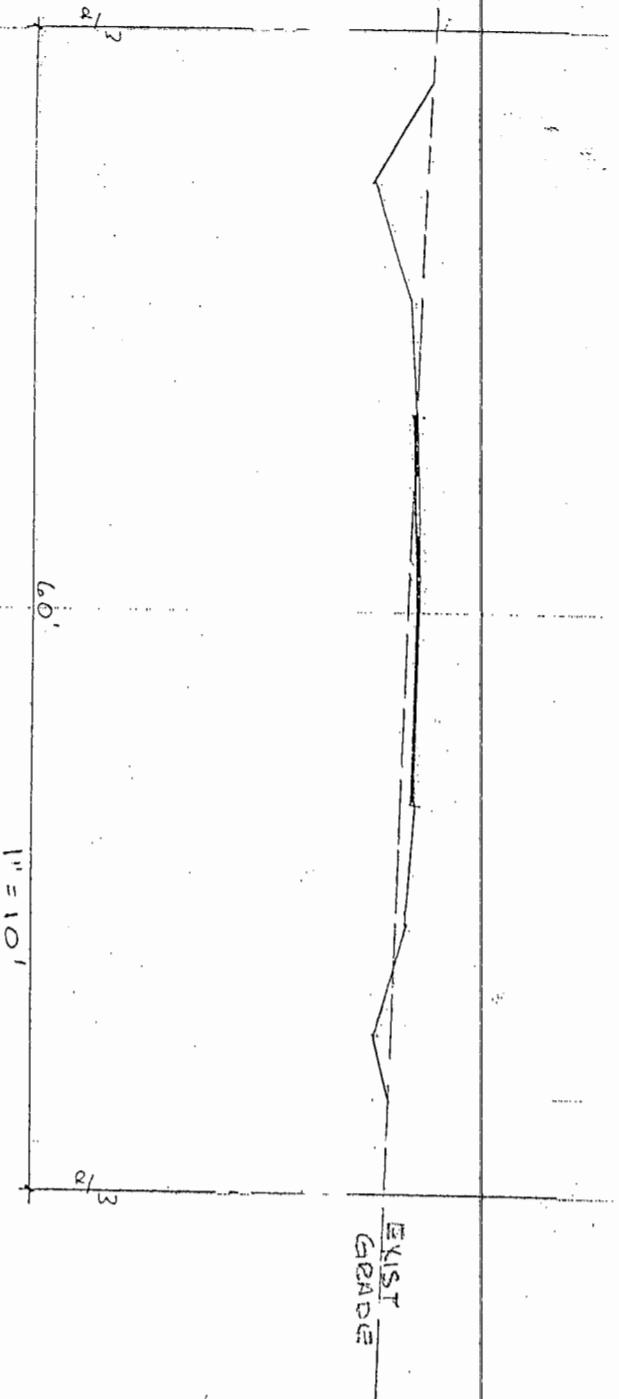
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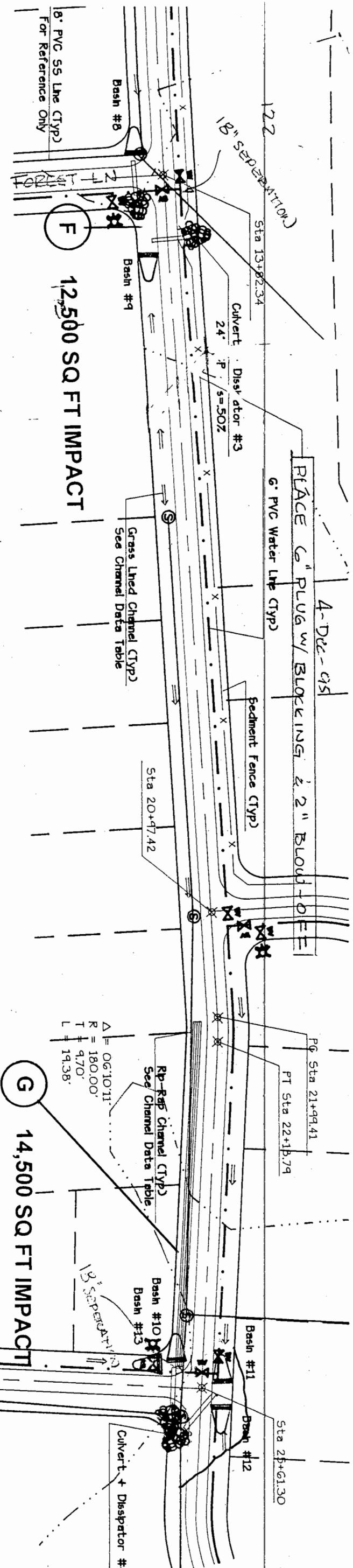
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# CROSS SECTIONS

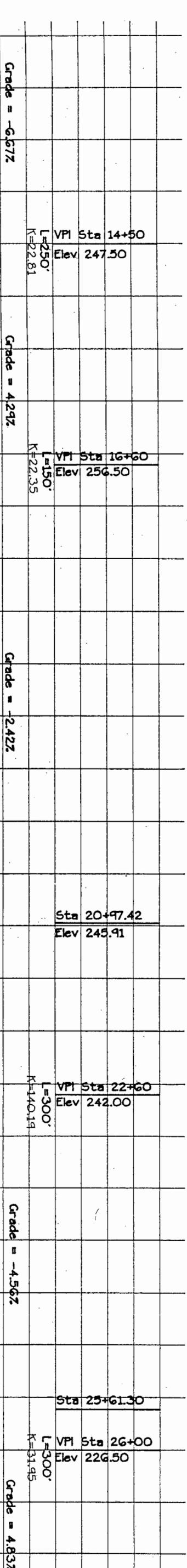


Perf	Wt
17 JM 95	Chuck



Sta	X-Sec	Minimum Temp Lining
10+00 to 14+50 R	V	Single Fiberglass Roving
14+50 to 16+60 R	V	Double Fiberglass Roving
16+60 to 22+60 R	V	Straw w/ Net
22+60 to 26+00 R	T b=4.0' Rrip-Rap Class 'B'	Straw w/ Net

Stratford Green Sta 13+00 to 26+00  
Plan + Profile  
Scale: Horizontal i = 50'  
Vertical r = 10'

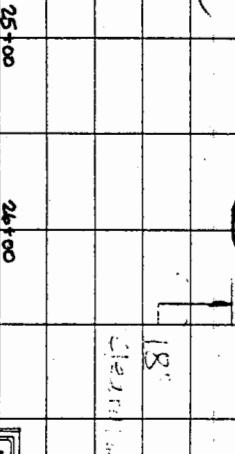
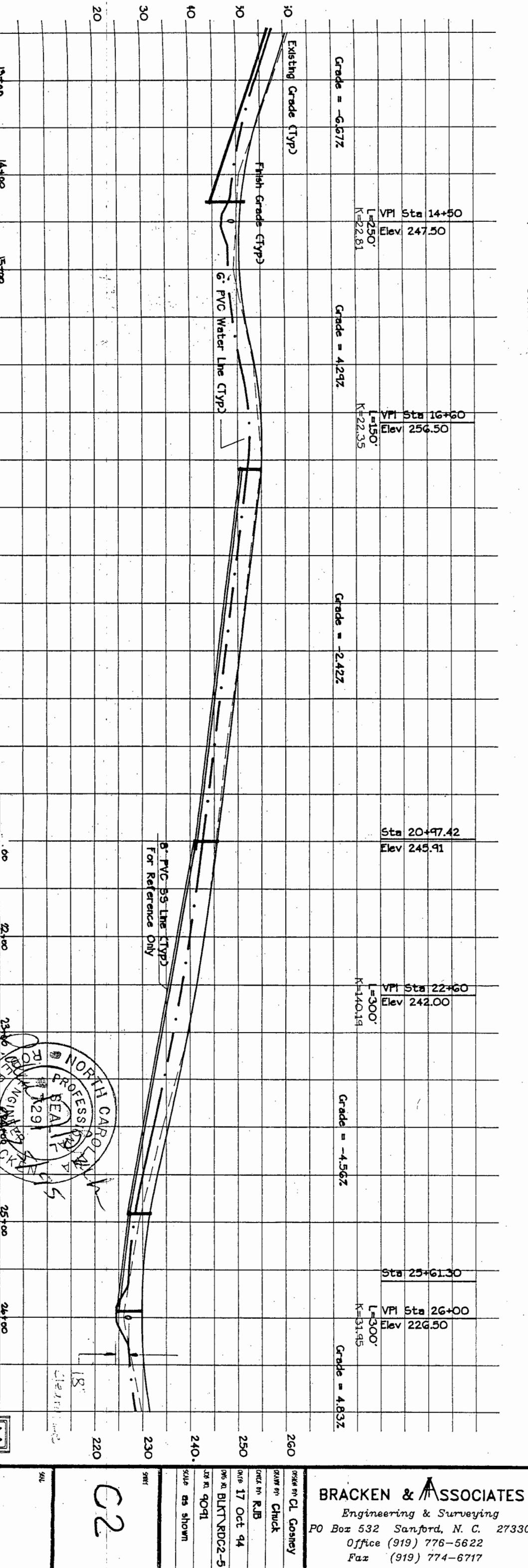


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Engineering & Surveying  
PO Box 532 Sanford, N.C. 27330  
Office (919) 776-5622  
Fax (919) 774-6717

Carolina Lakes Block T  
Roads-Water-Erosion Control

Stratford Green Sta 13+00 to 26+00

17 JM 95 Chuck  
Drawn by: RJB  
Date: 17 Oct 94  
Dwg No: BLKT RDC2-5  
Ver. 9091  
Scale as shown

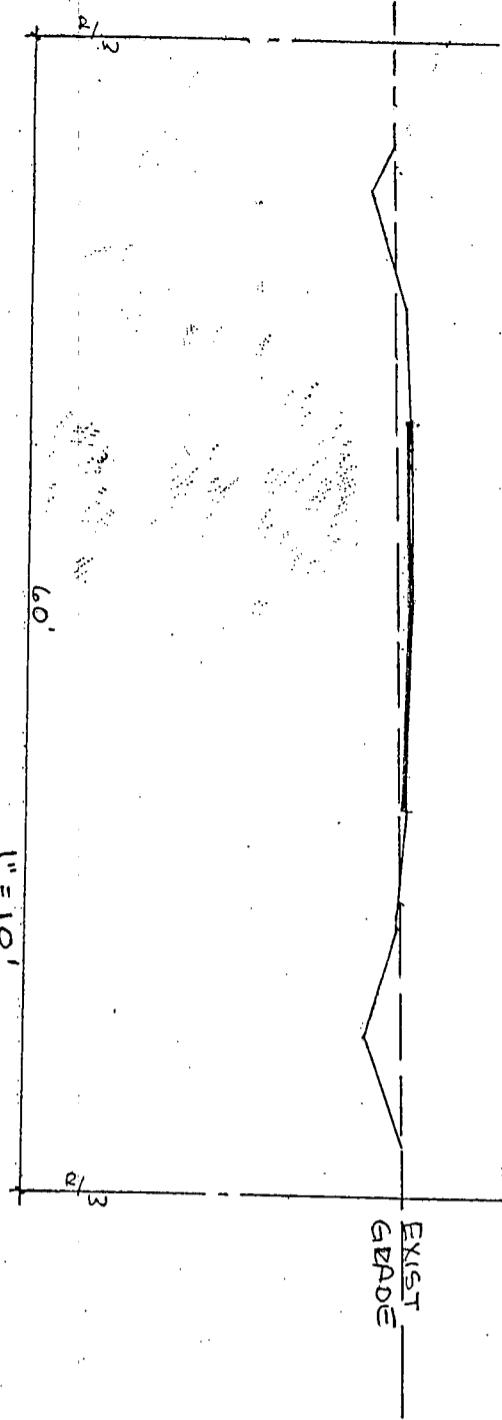


C2

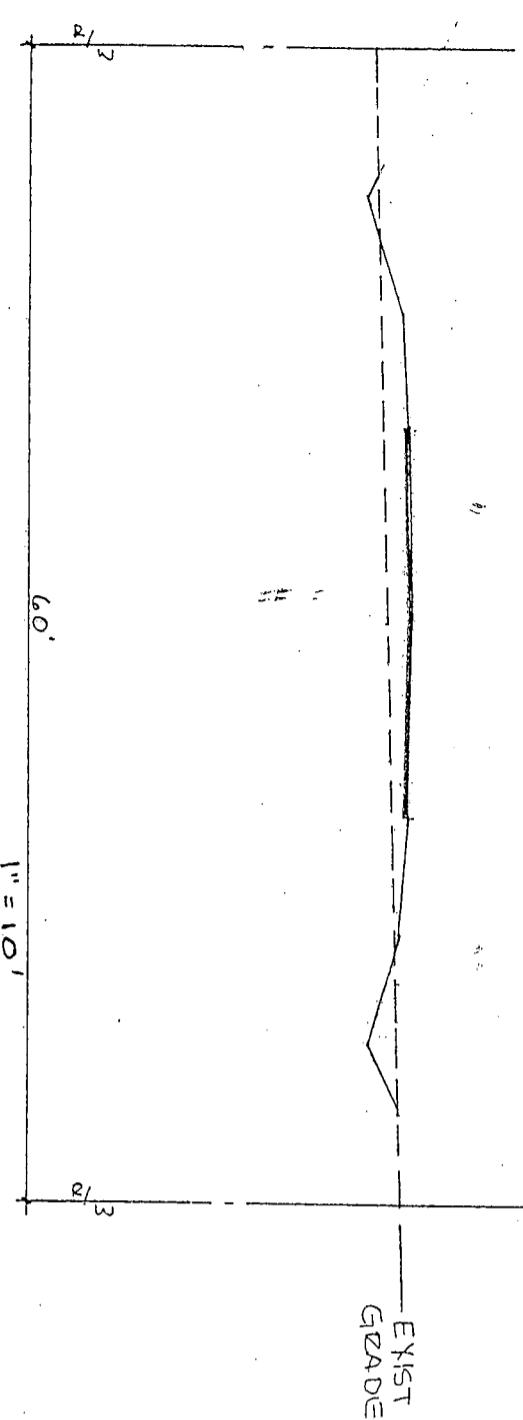
STATION 15+00

# CROSS SECTIONS

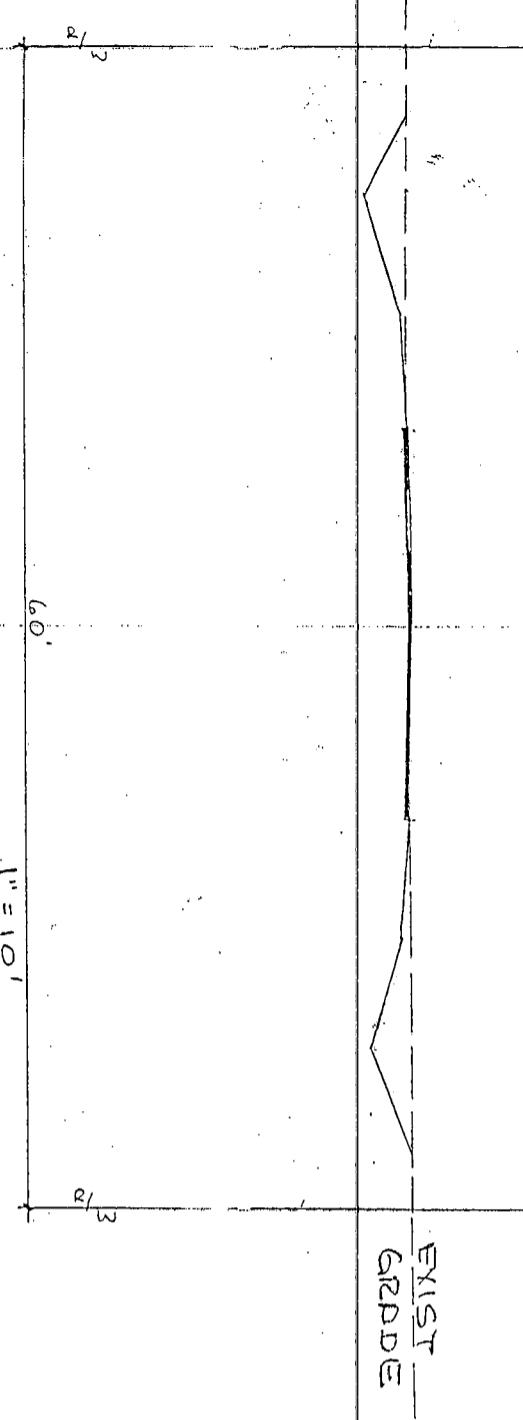
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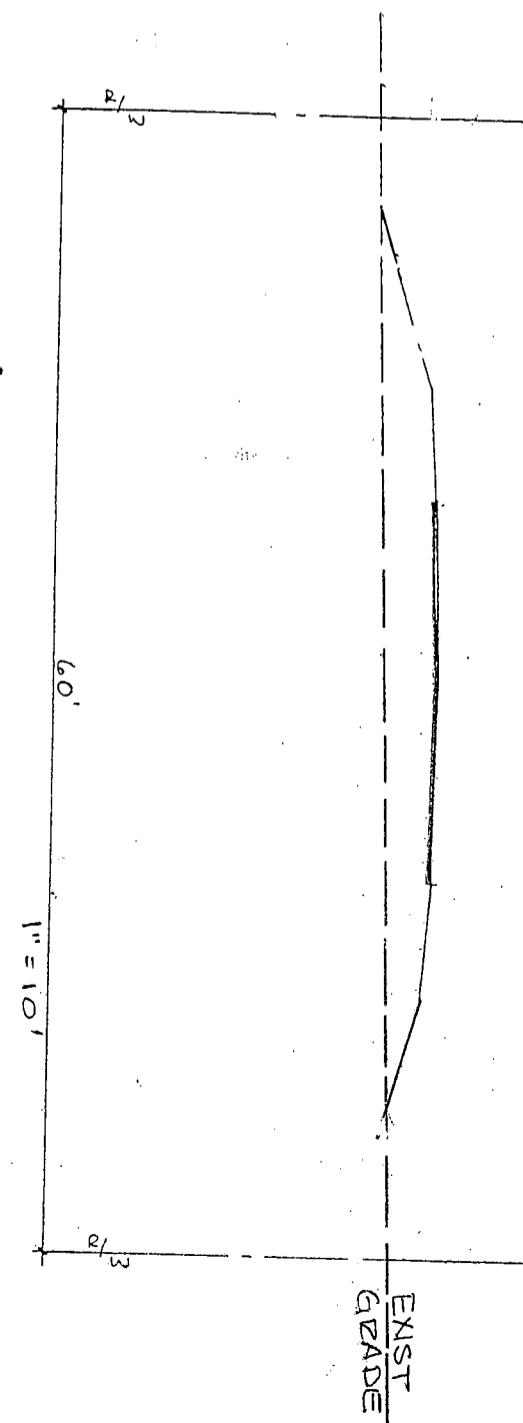
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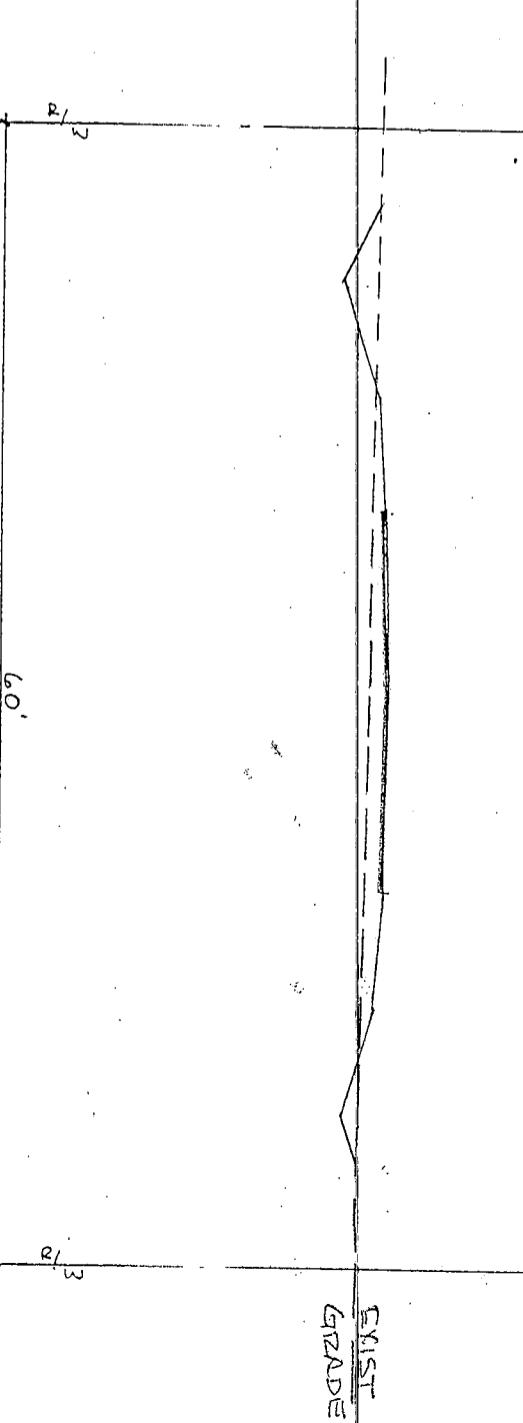
STATION 13+00



STATION 25+00



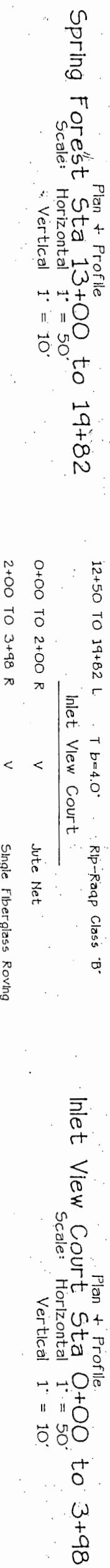
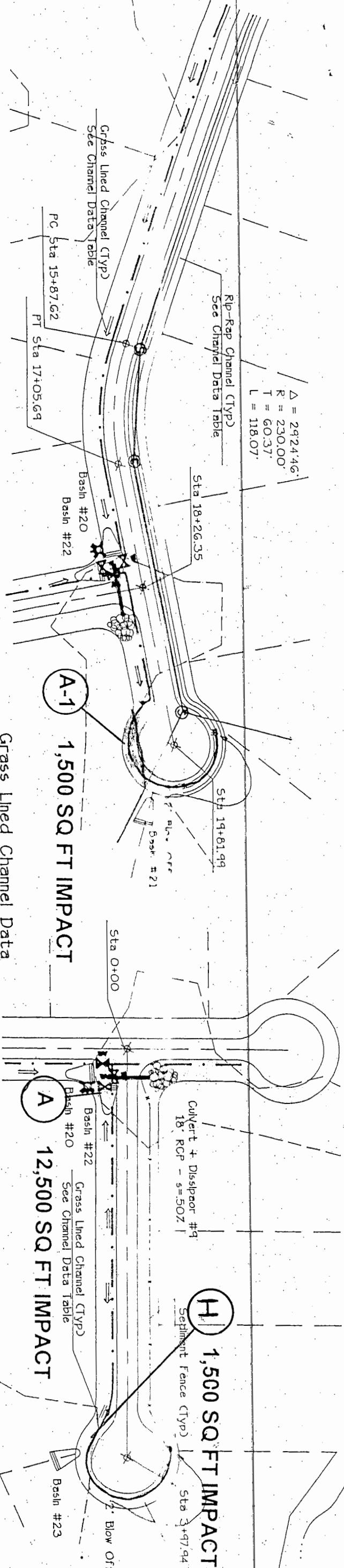
STATION 24+00



EXIST  
GRADE



EXIST  
GRADE



Carolina Lakes Block 'T'  
Roads-Water-Sewer-Erosion Control  
Spring Forest Sta 13+00 to 19+82  
Highway 301 11-2-22

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Hand-drawn cross-section diagram showing elevation profiles for Existing Grade, Finish Grade, and 8' PVC Water Line.

**Existing Grade:**

- Sta 18+26.35, Elev 238.46
- Sta 19+81.99, Elev 233.99
- Sta 0+00, Elev 233.46
- Sta 2+00, Elev 240.00
- Sta 3+97.94, Elev 230.99

**Finish Grade:**

- Sta 18+26.35, Elev 238.46
- Sta 19+81.99, Elev 233.99
- Sta 0+00, Elev 233.46
- Sta 2+00, Elev 240.00
- Sta 3+97.94, Elev 230.99

**8' PVC Water Line (CTYP) For Reference Only:**

- Sta 18+26.35, Elev 238.46
- Sta 19+81.99, Elev 233.99
- Sta 0+00, Elev 233.46
- Sta 2+00, Elev 240.00
- Sta 3+97.94, Elev 230.99

Grade = -2.87%

Grade = 0.77%

Grade = -4.55%

Existing Grade

Finish Grade

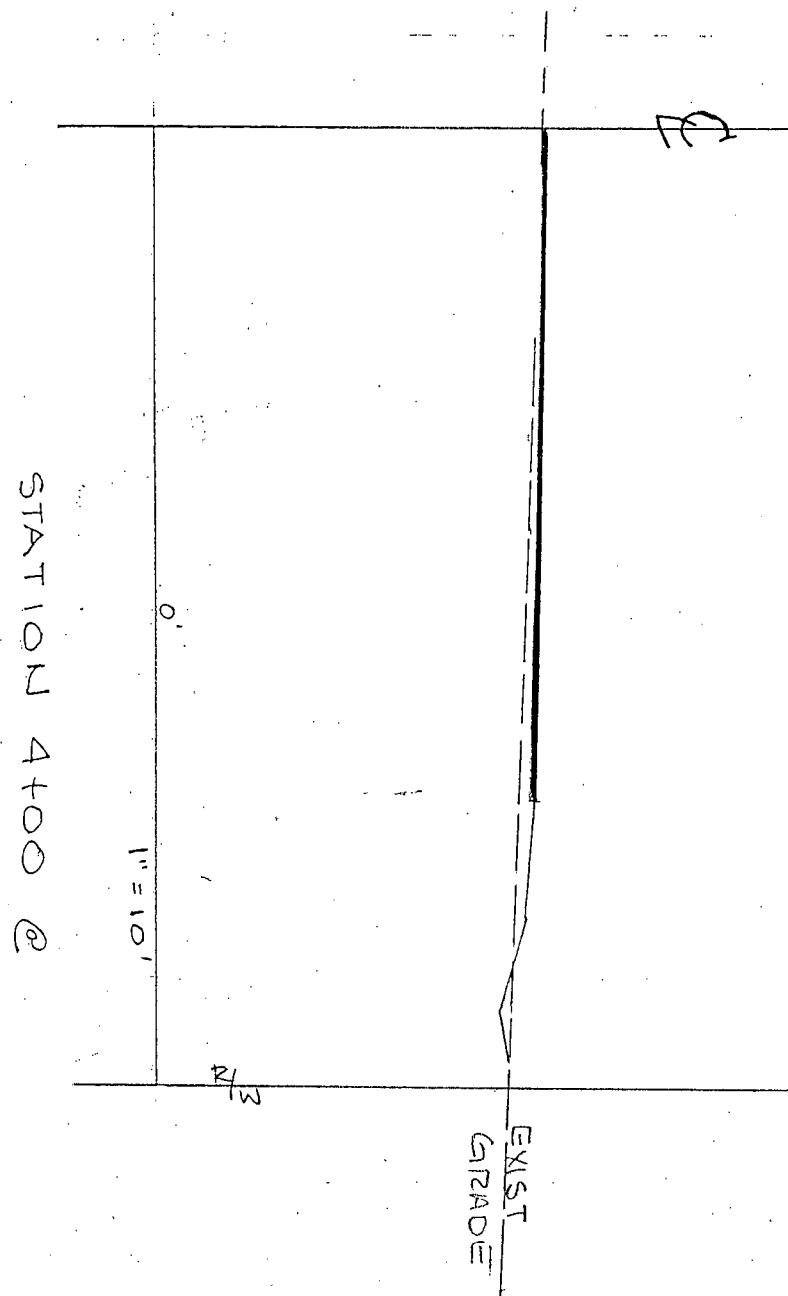
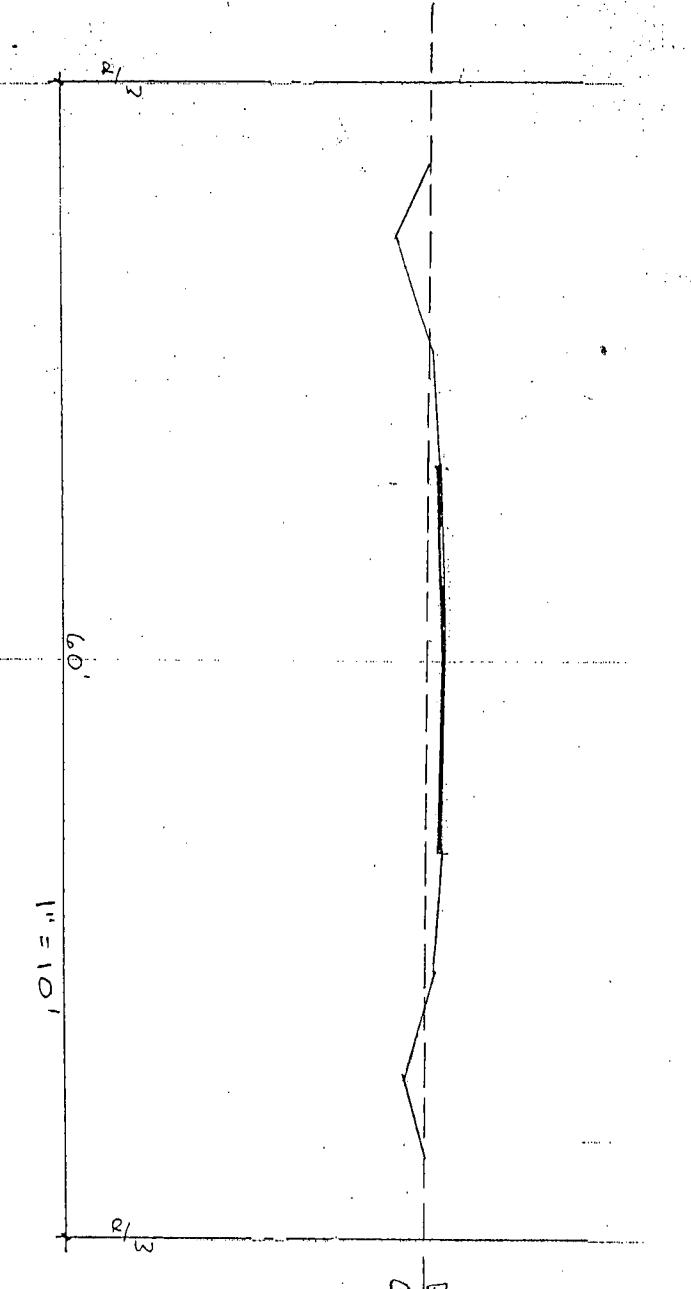
Existing Grade

8' PVC Water Line

37 H CAROL

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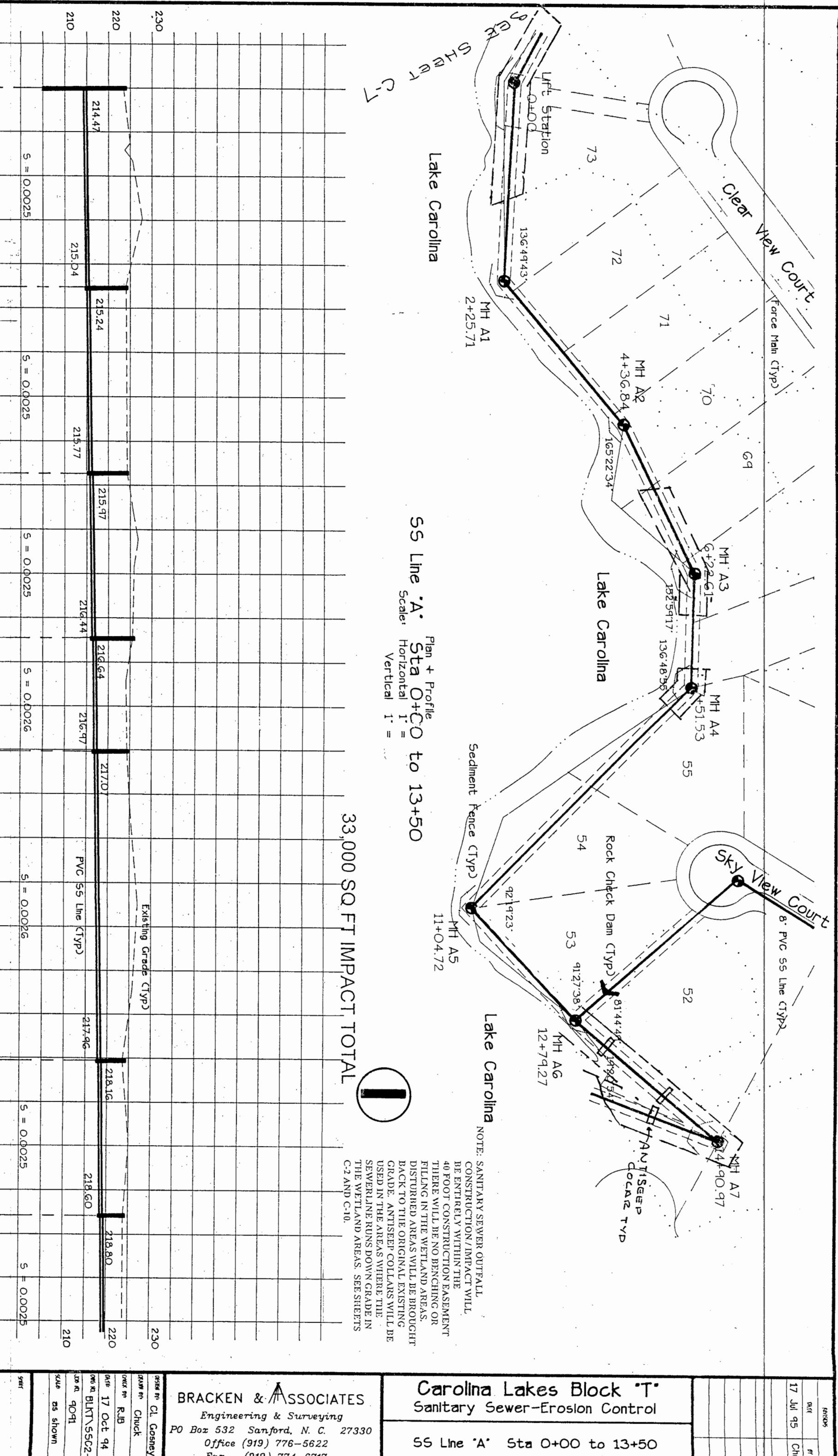
# CROSS SECTIONS



STATION 4+00 C  
CUL-DE-SAC

STATION 19+50 C  
CUL-DE-SAC

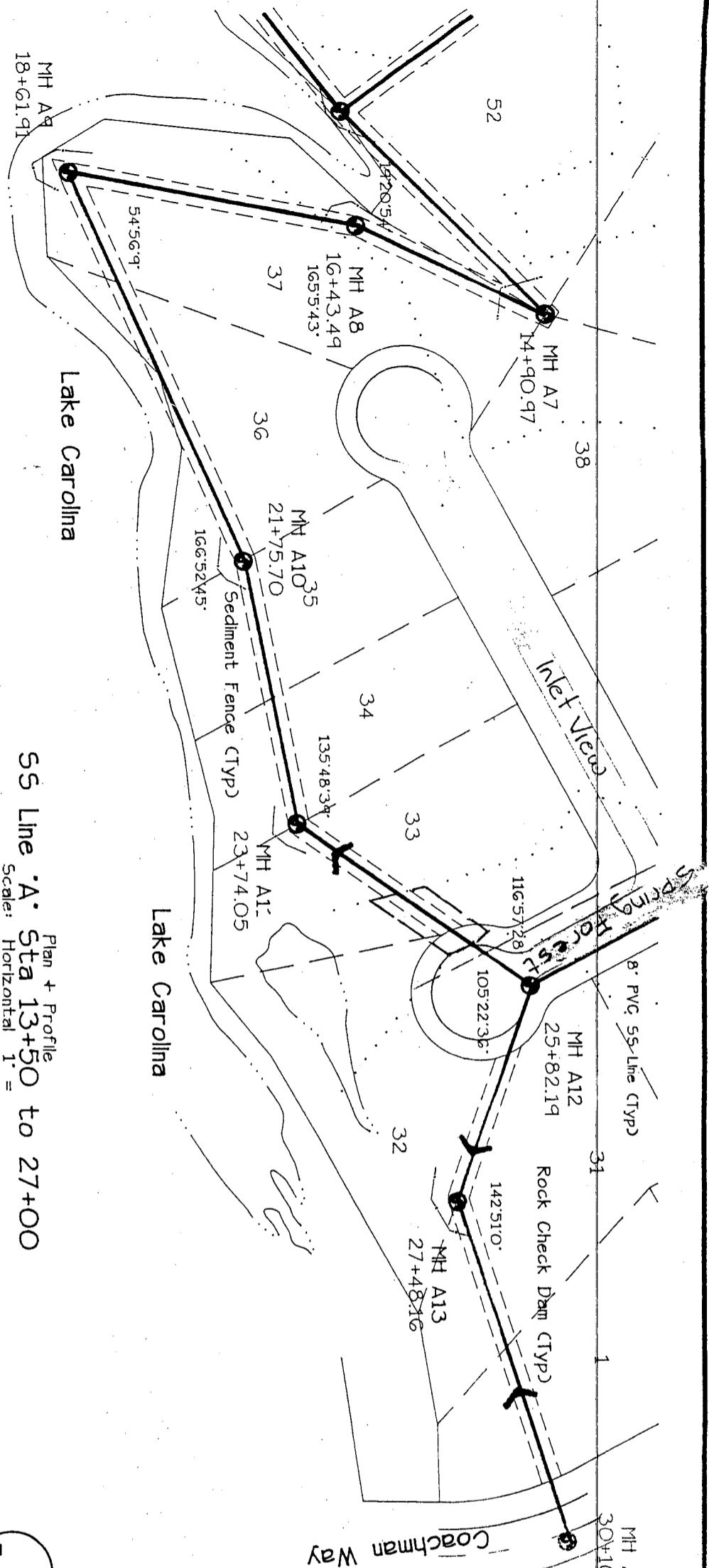
STATION 18+00



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Fax (919) 771-6777

Carolina Lakes Block "T"  
Sanitary Sewer-Erosion Control

SS Line 'A' Sta 0+00 to 13+50



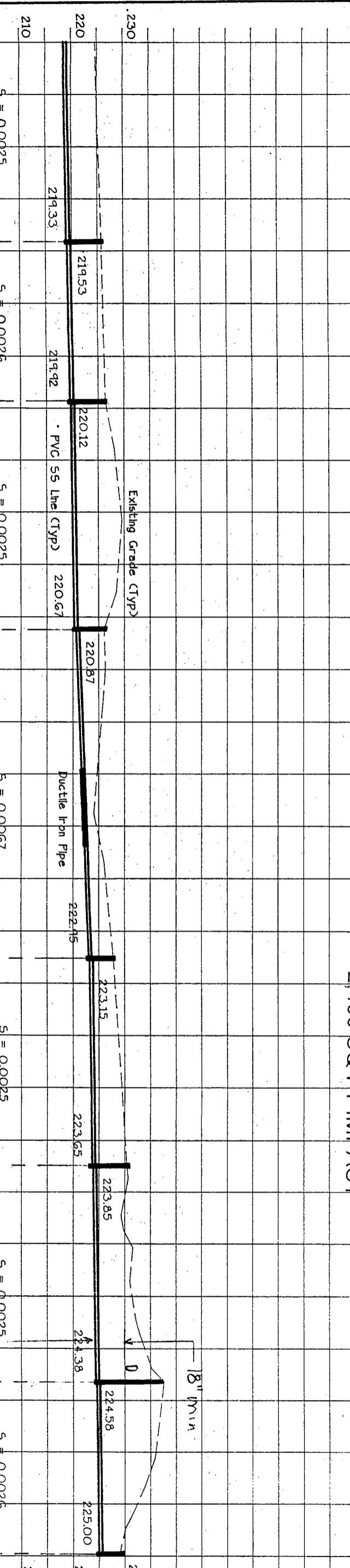
SS Line 'A' Sta 13+50 to 27+00  
Scale: Plan + Profile  
Horizontal 1:1  
Vertical 1:1

2,400 SQ FT IMPACT



NOTE: SANITARY SEWER OUTFALL CONSTRUCTION / IMPACT WILL BE ENTIRELY WITHIN THE 40 FOOT CONSTRUCTION EASEMENT. THERE WILL BE NO DENCING OR FILLING IN THE WETLAND AREAS. DISTURBED AREAS WILL BE BROUGHT BACK TO THE ORIGINAL EXISTING GRADE. ANTISEEP COLLARS WILL BE USED IN THE AREAS WHERE THE SEWERLINE RUNS DOWN GRADE IN THE WETLAND AREAS. SEE SHEETS C-2 AND C-10.

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.230

S = 0.0025

S = 0.0026

S = 0.0025

**Carolina Lakes Block 'T'**  
Sanitary Sewer-Erosion Control  
SS Line 'A' Sta 13+50 to 27+00

DATE	BY
17 Jul 95	Chuck

C3

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17 Jul 95  
Chuck

Carolina Lakes Block "T"  
Sanitary Sewer-Erosion Control

SS Line "C" Sta O+00 to 9+27

Plan + Profile  
Scale: Horizontal  
Vertical 1' =

NOTE: SANITARY SEWER OUTFALL  
CONSTRUCTION/IMPACT WILL  
BE ENTIRELY WITHIN THE  
40 FOOT CONSTRUCTION EASEMENT  
THERE WILL BE NO BENCHING OR  
FILLING IN THE WETLAND AREAS.  
DISTURBED AREAS WILL BE BROUGHT  
BACK TO THE ORIGINAL EXISTING  
GRADE. ANTISEEP COLLARS WILL BE  
USED IN THE AREAS WHERE THE  
SEWERLINE RUNS DOWN GRADE IN  
THE WETLAND AREAS. SEE SHEETS  
C-2 AND C-10.

SS Line "C" Sta O+00 to 9+27



4,000 SQ FT IMPACT

BRACKEN & ASSOCIATES  
Engineering & Surveying  
PO Box 532 Sanford, N.C. 27330  
Office (919) 776-5622  
Fax (919) 774-6717

DESIGN BY CL Cosney

DRAWn BY Chuck

DECKED BY RJB

DATE 17 Oct 94

ITEM BLKT\SSC2-5

JOB # 9091

SCALE AS SHOWN

SPR

PROFESSIONAL ENGINEER

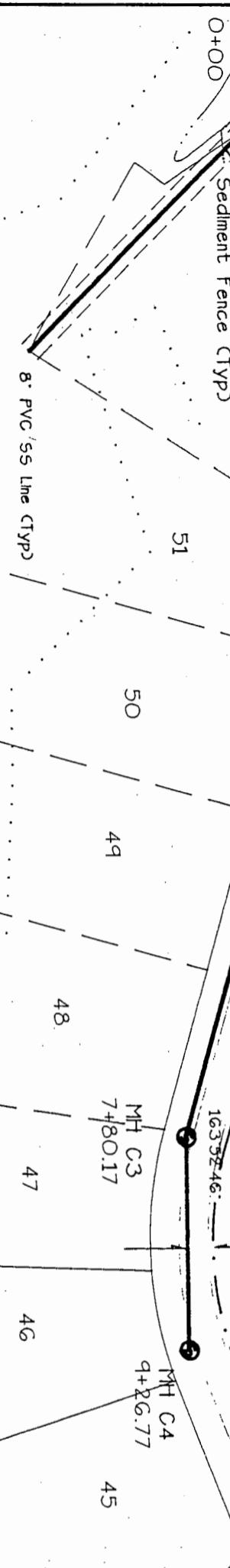
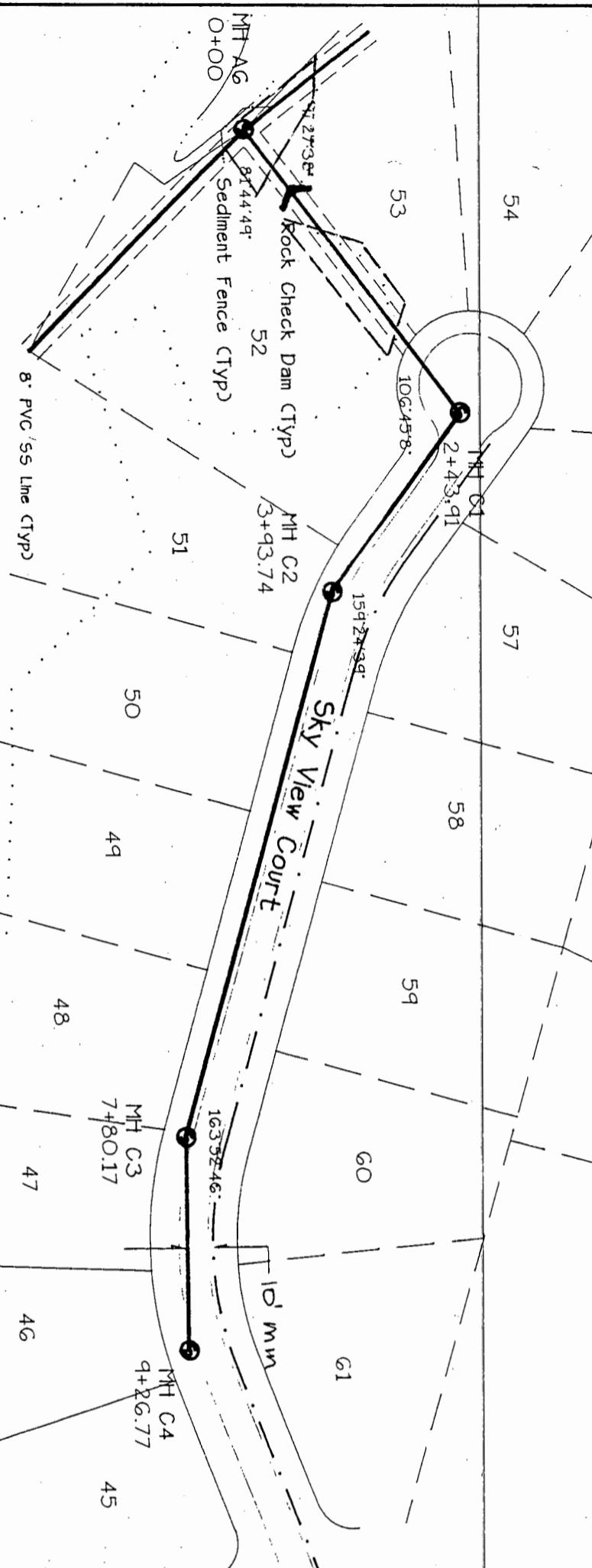
NORTH CAROLINA

PROFESSIONAL ENGINEER

J. BRACKEN

C5

25



G' PVC Water Line (Typ)  
Shown for Reference Only

Existing Grade (Typ)

210

220

230

240

250

260

270

280

290

300

310

320

330

340

350

360

370

380

390

400

410

420

430

440

450

460

470

480

490

500

510

520

530

540

550

560

570

580

590

600

610

620

630

640

650

660

670

680

690

700

710

720

730

740

750

760

770

780

790

800

810

820

830

840

850

860

870

880

890

900

910

920

930

940

950

960

970

980

990

1000

1010

1020

1030

1040

1050

1060

1070

1080

1090

1100

1110

1120

1130

1140

1150

1160

1170

1180

1190

1200

1210

1220

1230

1240

1250

1260

1270

1280

1290

1300

1310

1320

1330

1340

1350

1360

1370

1380

1390

1400

1410

1420

1430

1440

1450

1460

1470

1480

1490

1500

1510

1520

1530

1540

1550

1560

1570

1580

1590

1600

1610

1620

1630

1640

1650

1660

1670

1680

1690

1700

1710

1720

1730

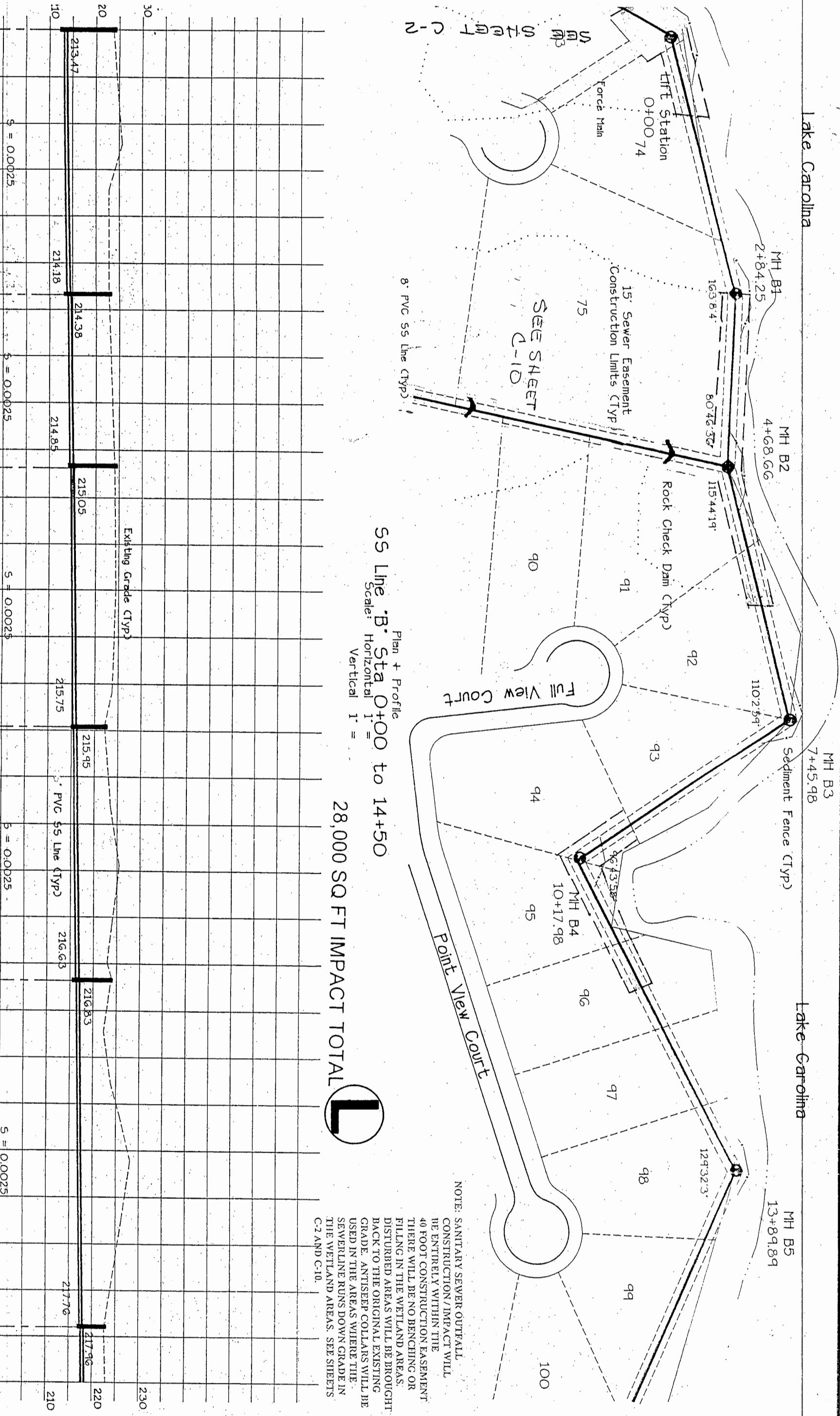
1740

1750

1760

1770

1780



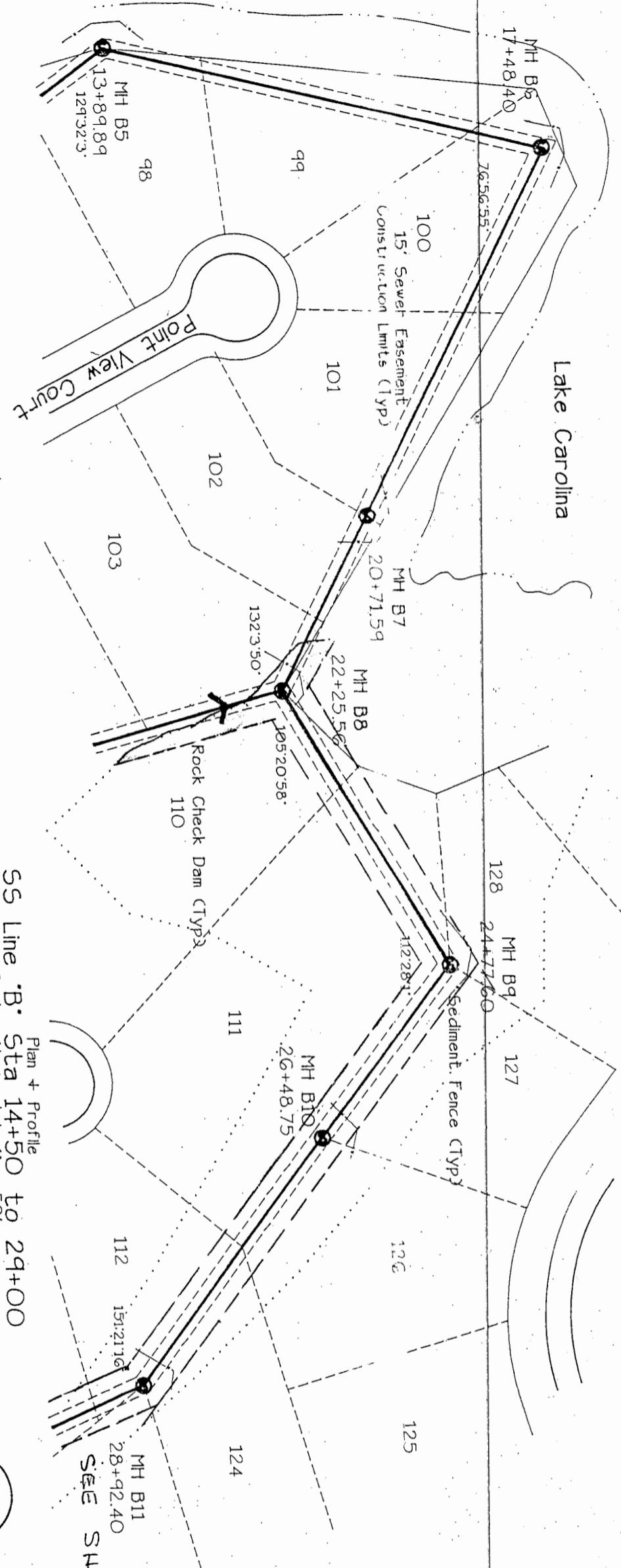
**BRACKEN & ASSOCIATES**  
Engineering & Surveying  
PO Box 532 Sanford, N.C. 27330  
Office (919) 776-5622  
Fax (919) 771-6717

**Carolina Lakes Block T**  
Sanitary Sewer-Erosion Control

SS Line "B" Sta 0+00 to 14+50

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2



55 Line "B" Sta 14+50 to 29+00  
Plan + profile  
Scale: Horizontal 1' = 50'  
Vertical 1' = 10'.  
32,000 SQ FT

**NOTE: SAW, ANY SEWER OUTFALL CONSTRUCTION / IMPACT WILL BE ENTIRELY WITHIN THE 40 FOOT CONSTRUCTION EASEMENT**

THERE WILL BE NO BENCHING OR FILLING IN THE WETLAND AREAS.

DISTURBED AREA WILL BE BROUGHT BACK TO THE ORIGINAL EXISTING GRADE. ANTISEEP COLLARS WILL BE USED IN THE AREAS WHERE THE SEWERLINE RUNS DOWN GRADE IN THE WETLAND AREAS. SEE SHEETS C-2 AND C-10.

Carolina Lakes Block T  
Sanitary Sewer-Erosion Control

SS Line 'B' Sta 14+50 to 29+00

**BRACKEN & ASSOCIATES**  
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Fax (919) 774-6717

$S = 0.0025$        $S = 0.0025$        $S = 0.0025$        $S = 0.0025$

$$S = 0.0438$$

1335

MHT  
B6  
17+4R 4N

MH B10  
26+48.75

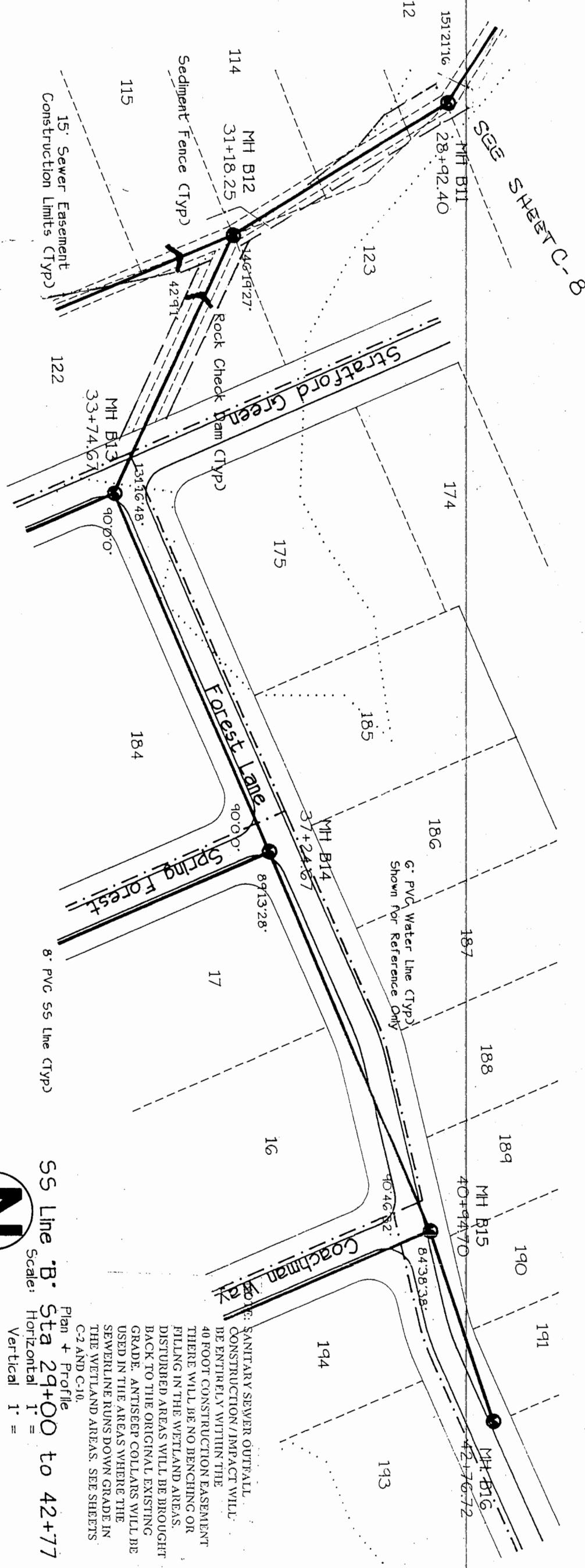
MH  
28+q

MH B11  
28+aq 460

1

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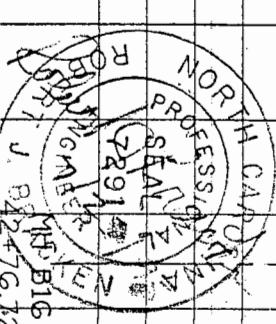
2



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ng  
27330

# Carolina Lakes Block "T" Sanitary Sewer-Erosion Control

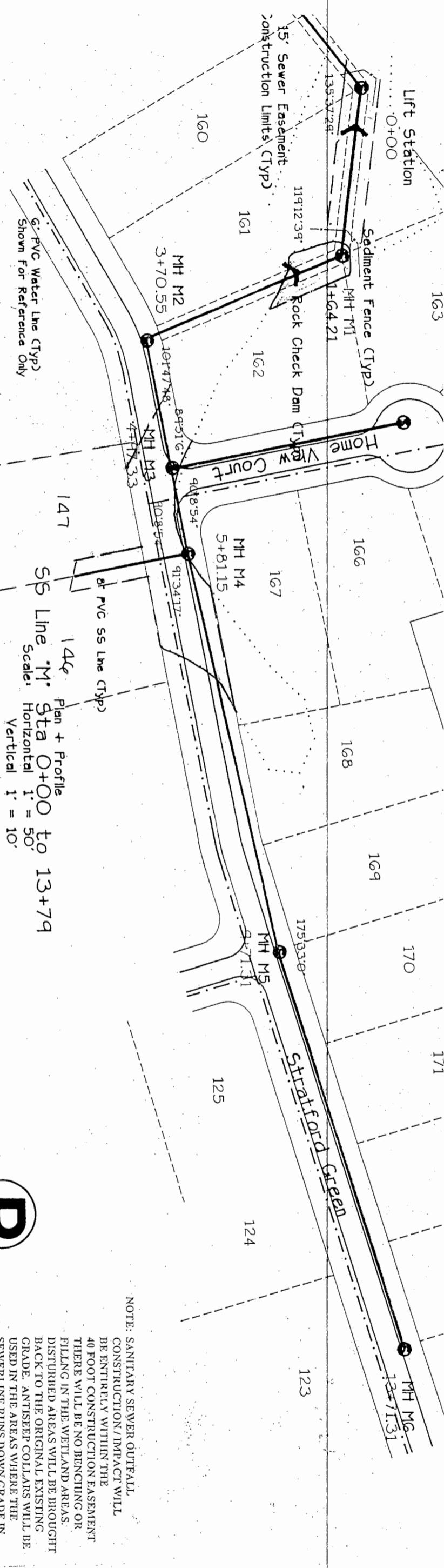
SS Line "B" Sta 29+00 to 42+77



1

**BRACKEN & ASSOCIATES**  
Engineering & Surveying  
PO Box 532 Sanford, N. C. 27330  
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Fax (919) 771-6717





Carolina Lakes Block  
Sanitary Sewer-Erosion Control  
SS Line 'M' Sta O+00 to 13+79

BRACKEN & ASSOCIATES  
Engineering & Surveying  
PO Box 532 Sanford, N.C. 27330  
Office (919) 776-5622  
Fax (919) 774-6717

Ref. No. CL Gosney  
Drawn by Chuck  
Checked by RJB  
Date 17 Oct 94  
Job No. 9091  
Scale as shown

C17

25

